

AGENDA
Planning and Zoning Commission
January 18, 2023 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of February 1, 2023 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO PC/BOA MEETING
 - I. Link to Zoom:
<https://us02web.zoom.us/j/82293061162?pwd=WktNM2tqcZJnS3BUMDFFak1kWGdsQT09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. December 21, 2022 Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
 - I. **P22-269 & P22-278:** LDR Text Amendment- NH-1 -Section 2.2.9 and fee waiver request
 - II. **P22-242:** Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive
 - III. **P22-253:** Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St.
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 21, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:31 p.m. on 12/21/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

 x Anne Schuler x Wendy Martinez, x Katie Wilson, x Abby Petri, Christie Schutt,
 x Thomas Smits

STAFF: Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF 11/16/22 MINUTES: A motion was made by: Schuler & seconded by: Smits

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P22-242: Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive. Continued to January 18, 2023 Planning Commission Meeting.

Motion:

A motion was made by: Schuler & seconded by: Smits

Motion approved by a 5 to 0 vote

ITEM P22-253: Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St. Continued to January 18, 2023 Planning Commission Meeting.

Motion:

A motion was made by: Schuler & seconded by: Smits

Motion approved by a 5 to 0 vote

ITEM P22-207 & P22-265: Conditional Use Permit for outdoor recreation and developed recreation uses at Miller Park located at 255 W. Deloney Ave.

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF:

APPLICANT PRESENTATION: Steve Ashworth

QUESTIONS FOR THE APPLICANT: Questions on drainage system of dog park, monitoring of dogs/conflicts, half vs. full basketball courts.

PUBLIC COMMENT: none

COMMISSION DISCUSSION: The commission generally agreed that the dog park and court improvements are positive. Good improvement of space.

Motion: I move to recommend approval to Town Council for a Conditional Use Permit P22-207 for Outdoor Recreation use at Miller Park, specifically for an off-leash dog park, at the property located at 255 W. Deloney Avenue based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 21, 2022.

A motion was made by: Smits & seconded by: Schuler

Motion approved by a 5 to 0 vote

Motion: I move to recommend approval to Town Council for a Conditional use Permit P22-265 for Developed Recreation uses at Miller Park, specifically to expand the pickleball courts and install new basketball courts, at the property located at 255 W. Deloney Avenue based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 21, 2022.

A motion was made by: Smits & seconded by: Schuler

Motion approved by a 5 to 0 vote

MATTERS FROM COMMISSION: Discussed parking and signage, maybe also including “minutes to walk”.

MATTERS FROM STAFF: Discussed Town Council's interest in a turn lane for The Loop development.

Adjourn: A motion was made by: Smits & seconded by: Schuler

Motion approved by a 5 to 0 vote at 6:17 pm.

STAFF REPORT



Meeting Date:	January 18, 2023	Meeting Title:	Planning Commission
Submitting Department:	Planning	Presenter:	Tyler Valentine
Agenda Item:	P22-269 & 278: Request for a Land Development Regulation (LDR) Text Amendment to Section 2.2.9 and fee waiver.	Public Comment:	Yes

Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.2. The Town Council makes the final decision on all LDR Text Amendments.

Requested Action.

The applicant, Michael Stern, is requesting approval of an LDR Text Amendment to allow an exemption to a minimum density requirement of 17.425 units per acre in the Neighborhood High Density – 1 (NH-1) zoning district that requires owners to build 3 or more units if their lot is 7,500 sf or larger. Specifically, the exemption would only require 2 units to be built on lots between 7,500 sf to 10,000 sf if they are **not** served by an alley. Otherwise, all lots that are 7,500 sf or larger with an alley would continue to require 3 or more units based on the minimum density requirement of 17.425 units per acre.

The proposed text amendment would modify the following section of the LDRs:

- Section 2.2.9.E.1.c - Additional Zone-specific Standards

In addition, the applicant is requesting a fee waiver for the \$1,803.00 Text Amendment application fee.

Recommendation.

The Planning Director recommends approval of LDR Text Amendment P22-269 to allow an exemption to the minimum density requirement that only requires 2 units to be built on lots 7,500 sf – 10,000 sf that are not served by an alley, subject to this staff report and the department reviews attached hereto.

Background.

In 2018, the NH-1 zone replaced multiple zones in the Town, namely the Urban Residential (UR) zone, Auto-Urban Residential (AR) zone, Neighborhood Conservation (NC) zone, and Business Conservation (BC) zone. When the NH-1 zone went into effect, it was not only the residential zone with the highest allowed density, but it was the only zone to have a minimum density requirement, which is currently 17.425 units per acre. For a “typical” town lot in NH-1, which is 50’x150’ (7,500 sf) with an alley, a minimum of 3 units are required to be built. Building three units on a typical town lot with an alley is achievable and has proven to be achievable under the previous zoning designations. The purpose of a minimum density requirement is to obtain a denser development pattern and character compared to single-unit developments (i.e., single-family homes) which aligns with the Comprehensive Plan goal of building denser residential projects in Transitional subareas that house our workforce close to services and jobs.

Below are the minimum density standards for the NH-1 zone found in subsection “E” - Additional Zone-specific Standards:

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. **Minimum Density.** The minimum density for lots in the NH-1 is 17.425 units per acre. NOTE: this requirement is rounded down to the next whole number (e.g., 1.8 units = 1 unit). The following density ranges are provided for general guidance :
 - a. Lots approximately 5,000 sf or less: One Detached Single-Family Unit;
 - b. Lots approximately 5,001 - 7,499 sf: Two units (either detached or attached);
 - c. Lots 7,500 or larger: Three or more units (either detached or attached).

Proposed Amendment.

The applicant is requesting approval of an LDR Text Amendment to allow an exemption to a minimum density requirement of 17.425 units per acre in the NH-1 zoning district that requires owners to build 3 or more units if their lot is 7,500 sf or larger. As proposed, the exemption would only require 2 units to be built on lots between 7,500 sf to 10,000 sf only if they are not served by an alley. Below is the proposed exemption language in red:

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. *Minimum Density. The minimum density for lots in the NH-1 is 17.425 units per acre. NOTE: this requirement is rounded down to the next whole number (e.g., 1.8 units = 1 unit). The following density ranges are provided for general guidance:*
2.
 - a) *Lots approximately 5,000 sf or less: One Detached Single-Family Unit;*
 - b) *Lots approximately 5,001 - 7,499 sf: Two units (either detached or attached);*
 - c) *Lots 7,500 or larger: Three or more units (either detached or attached), **except that lots without alley access and are no larger than 10,000 sf shall have a minimum density of two units (either detached or attached).***

According to the applicant, the proposed text amendment will provide flexibility to homeowners who have a lot without an alley by not forcing them to build 3 units, which can be practically difficult in meeting certain LDR standards (e.g., parking requirements and parking setbacks). As written, this amendment would not prohibit an owner from building a 3rd unit provided they can meet all physical development standards. In addition, to prevent an owner from aggregating multiple lots (e.g., an acre) and under-developing the site with 2 units, a 10,000 sf lot size limit is being proposed. There are no proposed changes to the dimensional standards of the NH-1 zone such as setbacks, LSR, FAR, building height, parking, etc. Finally, the applicant has referenced the “General Intent” section in the NH-1 zone which states that “Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods.” The applicant

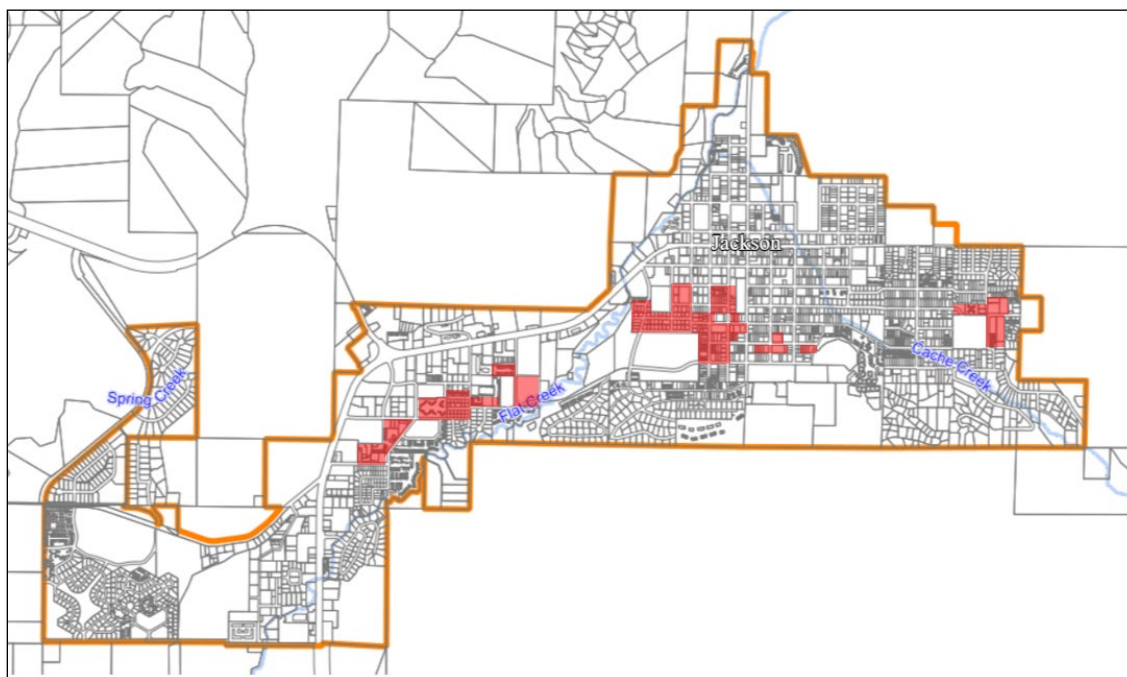
acknowledges that the NH-1 zone is intended for higher densities, but also states that flexibility should be included allowing owners with non-typical lots to build incrementally toward the minimum density requirement.

Staff Analysis.

After reviewing the proposed text amendment, staff finds that it complies with the general intent of the NH-1 zone by providing flexibility to those non-typical lots that lack alley access while still allowing said lots to pursue higher densities if they want to do so. Staff agrees with the applicant that for a 7,500 sf lot, having an alley significantly increases the feasibility of meeting the minimum parking requirement for 3 dwelling units, which is usually a 4 to 5-space requirement. It is especially difficult to meet the minimum parking requirement on a lot with an existing single-family home. This is because the size and location of existing homes generally create spatial challenges that limit where required parking can fit and comply with the LDRs. Existing development also makes it challenging to meet other parking standards such as side setbacks, tandem parking limitations, and limits on the amount of curb cut width. With that being said, if parking and other LDR standards can be met, this text amendment would not prevent an owner from building 3 units or more units.

Staff also supports the 10,000-sf lot size cap on this exemption because it will prevent larger sites, or the aggregation of lots to create a larger site, from being under-developed. For example, as proposed, if a developer owns an acre of NH-1 zoning, they would be required to adhere to the 17.425 units per acre requirement and could not simply build a large duplex. The 10,000 sf cap is in line with the intention of the zone which is to encourage higher-density residential development and the cap ensures that larger sites without alleys adhere to the minimum density.

In terms of impact, there are over 170 properties zoned NH-1. However, staff estimates the proposed exemption would apply to approximately 23-25 of the properties (i.e., lots between 7,500 sf – 10,000 sf without an alley). The degree to which this subset of properties would take advantage of the lower density allowance is not known but it can be expected that the overall density in these 23-25 properties would be reduced slightly. This loss of density, however, will still provide opportunities for workforce housing in ways that are consistent with the intended neighborhood character. The map below shows all NH-1 zoned properties in red:



Fee Waiver Request (P22-278).

In addition to the above text change, the applicant is requesting a fee waiver for the \$1,803.00 Text Amendment fee. Per Resolution 21-08 (Fee Schedule), the Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include projects that provide an extraordinary charitable, civic, educational, or similar benefit. Although the text amendment will relieve certain owners from the burden of having to build 3 units which can be challenging and beyond their desire and budget, staff does not find that it advances significant community goals nor provides an extraordinary charitable, civic, educational, or similar benefit. Staff views this text amendment more like an LDR clean-up that refines an existing zoning requirement for a limited number of property owners in the NH-1 zone. With that being said, the Council will make the final decision on the fee waiver and can decide whether this proposal otherwise advances significant community goals. No action is necessary from the Planning Commission.

Factors for Consideration.

Pursuant to Section 8.7.2 of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;

Complies. One of the primary purposes of the LDRs is to implement the Illustration of our Vision by achieving the desired future character identified for each character district and subarea. The properties throughout Town that were rezoned to NH-1 in 2018 were classified as “Transitional” subareas that anticipated redevelopment, reinvestment, and growth. Staff finds that the proposed text amendment will not negatively impact these goals as it will still allow owners to build 3 units if they can meet all LDR standards.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies. The proposed text amendment improves the consistency with other provisions of the LDRs by providing flexibility to certain lots that are not considered “typical” (i.e., 50’x150’ with an alley). The LDRs already allow flexibility on many fronts, such as adjustments to parking, setbacks, building height, etc., and the proposed text amendment is consistent with the current tools available to provide flexibility.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies. Staff finds that the proposed text amendment provides flexibility for owners to develop incrementally within the current dimensional standards of the NH-1 zone while not forcing an infeasible minimum density on non-typical lots that lack alley access. This flexibility does not significantly impact the character of the zone because the standard at hand is related to the minimum density and not the maximum density. Thus, each property can still choose to build 3 units if it can comply with all of the applicable standards in the NH-1 zone.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. Staff finds that the proposed text amendment is necessary since the minimum density requirement was put into place. Essentially the minimum density requirement was intended to meet larger community goals of building housing for the workforce. Yet when the zoning changed, not all lots were in a position to easily achieve these goals, and those lots were those without alley access which makes it challenging to meet parking, access, and setback requirements.

5. *Improves implementation of the Comprehensive Plan; and*

Not applicable per WY state statute.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

Fiscal Impact.

None.

Staff Impact.

Staff has spent approximately 25 hours to complete research on this topic and prepare this staff report.

Attachments or Links.

Application packet
Departmental reviews

Suggested Motion.

I move to recommend **approval** to the Town Council of the proposed LDR Text Amendment P22-269, based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as presented by staff in the staff report dated January 18, 2023.

Town of Jackson
Project Plan Review History
PLANNING

Project Number	P22-269	Applied	11/14/2022	AL
Project Name	LDR Text Amend - NH-1	Approved		
Type	LAND DEV REGS	Closed		
Subtype	TEXT AMENDMENT	Expired		
Status	STAFF REVIEW	Status		
Applicant	Michael Stern	Owner		
Site Address		City	State	Zip

Subdivision	Parcel No	General Plan
-------------	-----------	--------------

Type of Review	Status	Dates			Remarks
Contact		Sent	Due	Received	
Notes					
Legal		11/14/2022	12/5/2022		
Lea Colasuonno					

Planning	APPROVED	11/14/2022	12/5/2022	1/9/2023
Tyler Valentine				



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☐ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: November 14, 2022 Item #: P22-269 Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov Applicant/Agent Michael Stern PO Box 837 Jackson, WY 83001	REQUESTS: The applicant is submitting a request for LDR Text Amendment to NH-1 sec. 2.2.9.E to amend minimum density requirements in lots 7,500 sf or larger in the Town of Jackson. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Please respond by: December 5, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: NH-1 Proposed Text Amendment
Physical Address: na
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: Michael Stern Phone: 412-956-3750
Mailing Address: PO Box 837, Jackson, WY 83001 ZIP: 83001
E-mail: michael@masplaces.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

☒ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

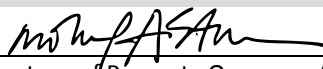
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X _____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Michael A. Stern

Name Printed

11/11/22

Date

Applicant

Title

NH-1 Neighborhood High Density 1 – Proposed Text Amendment

Proposed addition to the LDR governing the NH-1 Complete Neighborhood Zone. Insert proposed text to follow the final section E of 2.2.9. NH-1: Neighborhood High Density 1:

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. Minimum Density. The minimum density for lots in the NH-1 is 17.425 units per acre.

NOTE: this requirement is rounded down to the next whole number (e.g., 1.8 units = 1 unit).

The following density ranges are provided for general guidance:

1. Lots approximately 5,000 sf or less: One Detached Single-Family Unit;
2. Lots approximately 5,001 - 7,499 sf: Two units (either detached or attached);
3. Lots 7,500 or larger: Three or more units (either detached or attached), *except that lots without alley access and are no larger than 10,000 sf shall have a minimum density of two units (either detached or attached).*

Explanatory Narrative:

The NH-1 zoning districts are distributed throughout the Town of Jackson, but occur primarily in transitional sub-areas of the Residential Core District and the Midtown District as defined by the Jackson Teton Comprehensive Plan. Most of these transitional sub-areas were later, post-WWII additions to the Town of Jackson plats and often – though not always – vary from the typical pattern of streets, alleys and blocks of the original historic town plan. As such, they reflect a paradigm shift in planning strategies, away from traditional town planning principles and towards a more “suburban” Post-War approach, which is also reflected in the architectural character of one-story ranch houses that are common in these areas.

The current LDR governing the NH-1 district is oriented towards that original Town lot pattern of a 50'x150' lot, accessed by a main frontage street – or two in the case of a corner – and a service alley (see Section 2.2.9 and accompanying illustration, page 2-54 of the LDR document). To further quote that document: “Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods.” However; in its current form, the LDR does not provide flexibility and adaptability for those non-standard lots that occur throughout those later additions to the Town. This makes it difficult, if not impossible, to “respect and enhance” the existing character, while permitting compatible redevelopment.

A primary constraint in any new development is the need to meet the parking requirements. These atypical lots without alleys present a particular challenge in that regard since access is

also constrained and the lots themselves are often almost square in shape. These aspects further constrain future development within the lot envelope.

The minor density adjustment proposed will allow for much greater flexibility in the redevelopment of these odd-shaped lots by reducing the density from three units to two in larger, conforming lots of 7,500 sf. This will, of course, also reduce the parking demand, allowing for more creative use of irregularly shaped lots. As an additional benefit it will more easily permit renovation and preservation of existing homes, by allowing for one additional ARU to be added to the renovation of an existing single-family house. This will increase density and provide more workforce housing opportunities, while preserving neighborhood community character.

Tyler Valentine

From: Michael Stern <michael@masplaces.com>
Sent: Thursday, November 17, 2022 2:17 PM
To: Tyler Valentine
Subject: Text amendment fees



Dear Mayor and Town Councillors,

I am respectfully requesting the waiver of planning fees for the NH-1 Text Amendment application that I recently submitted because it will provide a measurable civic benefit, as described in the LDRs.

It is a stated goal of the Town Council to increase the opportunities for attainable housing in the Town of Jackson and increase the supply of Accessory Residential Units. This proposed text amendment will make it much easier for existing homeowners in the NH-1 districts to add ARUs to their existing single-family homes, either through renovation or additions. I know from speaking with many of my neighbors that they would like to add new ARUs, or already have existing apartments in their homes; this change will allow those additions or existing units to now operate within the LDRs. This, of course, will increase density and provide more workforce housing opportunities, while still preserving the existing neighborhood community character.

This text amendment will, therefore, expand opportunities for both property owners, renters and the broader Town of Jackson community, something that is clearly a significant civic benefit. For these reasons I believe that I should be waived from paying these planning fees.

Thank you for your consideration of this request.

Sincerely,

Michael

Michael A. Stern

PO Box 837, Jackson, WY 83001

Phone: 412-956-3750

Email: Michael@MASplaces.com

www.masplaces.com

STAFF REPORT



Meeting Date:	January 18, 2023	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-242 Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive	Public Comment:	Yes

Purpose & Policy Considerations.

According to the Town Land Development Regulations (LDRs) Section 8.5.3, a Development Plan is required prior to the submittal of a Subdivision Plat for land division.

Requested Action.

The applicant is requesting approval of a Development Plan for a future 2-lot subdivision in the Neighborhood Medium Density – 1 (NM-1) zoning district.

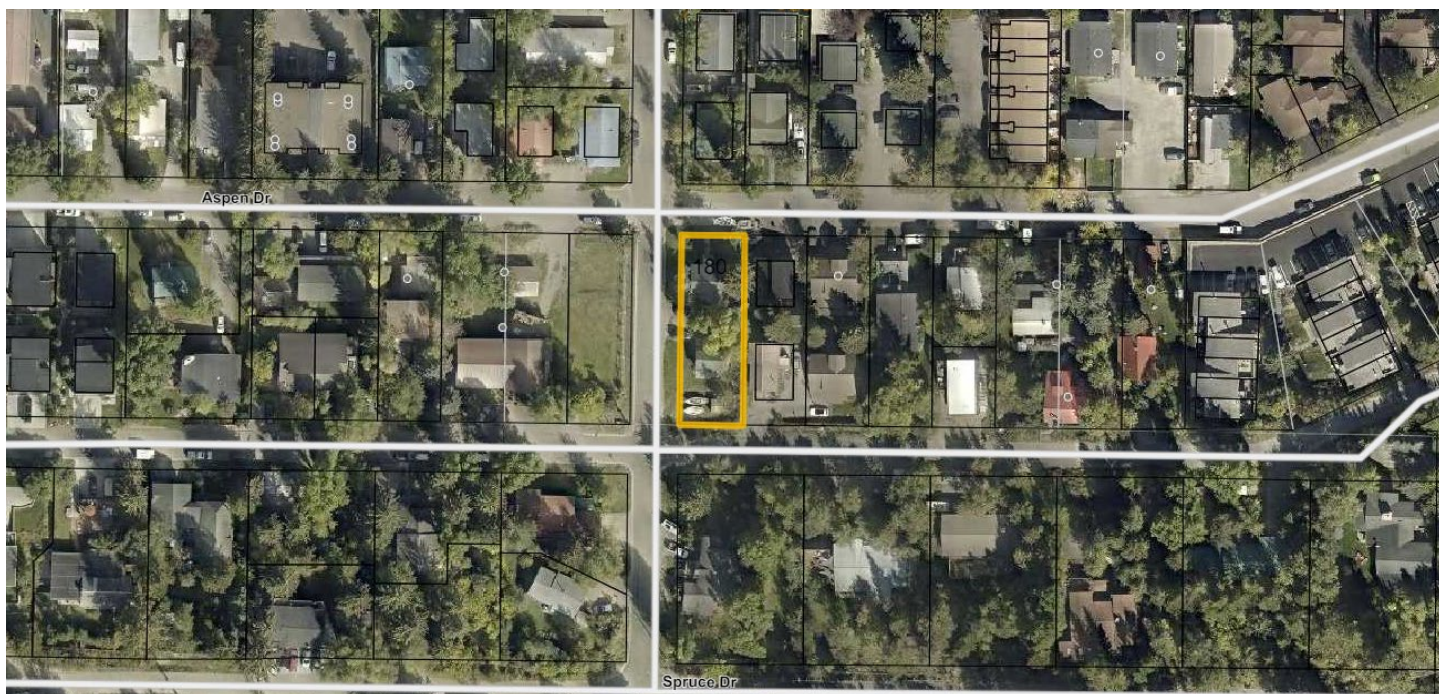
Recommendations.

The Planning Director recommends **approval** of a Development Plan for a future 2-lot subdivision at the property addressed at 180 Aspen Drive, subject to the Land Development Regulations, the department reviews attached hereto, and the following condition(s) of approval:

1. Prior to the recordation of the future plat, the cabin on Lot 2 shall be removed.
2. The parking spaces on Lot 1 shown in the site plan are conditionally approved and a subdivision plat cannot be submitted until the Town LDRs are amended to allow parking in the street setback area or an amended Development Plan is approved consistent with the current parking setback requirements.

Project Location.

The property is addressed as 180 Aspen Drive (legally described as LOT 1, BLK. 4, ASPEN HILL LOTS). An aerial photo and zoning map are shown on the following page:



Background/Project Description.

The subject property is within the NM-1 zoning district and is located on the corner of Millward Street, Pine Drive, and Aspen Drive. The surrounding zoning to the north, east, and west is NM-1 zoning, and to the south is Neighborhood Low Density – 2. The site is 0.17 acres (7,500 sf) containing a total of two structures: a 672 sf single-story home with a 672 sf basement built in 1948, and a 308 sf single-story home built in 1954.

This Development Plan is being submitted for review prior to a Subdivision Plat request to subdivide the existing 7,500 lot in half creating a north lot (Lot 1) and a south lot (Lot 2). Each lot will be approximately 3,750 sf (50 feet wide by 75 feet deep) which meets the 3,750 sf minimum lot size for the NM-1 zoning district. Vehicular

access for Lot 1 will remain off Millward Street but will include a new compliant 20'-wide driveway. Since the cabin on Lot 2 will be removed, no vehicular access or parking is required. When developed, each new lot would allow 1,500-1,688 sf of above-ground habitable and a maximum of 2 units: 1 detached single-family home with 1 Accessory Residential Unit (ARU).

Analysis.

Staff has reviewed the proposed development for compliance with the applicable dimensional limitations of the NM-1 zone. The dimensional limitations for each lot are listed below:

	Allowed / Required	Lot 1 (north)	Lot 2 (south)	Complies
Minimum Lot Size	3,750 sf	3,750 sf	3,750 sf	Yes
FAR (max)	0.40 plus .05 increase for each ARU = 1,500 sf – 1,688 sf	672 sf (existing home)	308 sf (existing cabin to be removed)	Yes
LSR (min)	0.50 plus 0.10 reduction for each ARU = 1,875 sf – 1,500 sf	2,311 sf (existing)	3,750 sf (after the cabin is removed)	Yes
Primary Street Setback	20'	20' (north)	20' (south)	Yes
Secondary Street Setback	10'	10' (west)	10' (west)	Yes
Side Setback	10'	10' (east)	10' (east)	Yes
Side Setback	10'	10' (south)	10' (north)	Yes
Parking	2 per SFD	2	n/a	Yes
Curb Cut (max)	20' per lot	20' (Millward)	n/a	Yes
Height	26'-30' depending on the roof pitch	Less than 26'	n/a	Yes
Stories	2 max	1 story (existing)	n/a	Yes
Density	Max of 1 primary unit + 1 ARU per primary unit = 2 units max per lot	1 unit (existing)	n/a	Yes

Lot Configuration

After reviewing the request, staff is able to make the required findings for a Development Plan and find that the request is consistent with the LDRs as conditioned. The NM-1 zone allows for land division provided that all new lots meet the minimum lot size of 3,750 sf with which this application complies. Both lots will have a 30' wide by 45' deep building envelope (1,350 sf) which is reasonable enough to accommodate the allowed FAR range of 1,500 sf – 1,688 sf. In addition, both existing structures conform to the new setbacks and thus no structure nonconformities are created as a result of this request.

Access/Parking

As part of all land division, non-building nonconformities cannot be created or increased. Non-building nonconformities include, but are not limited to, lacking sufficient parking, parking that encroaches into the right-

of-way, parking that is located within a setback, etc. In the case of 180 Aspen Drive, the existing parking is nonconforming because the spaces encroach partially into the right-of-way and the proposed lot split will increase the nonconformity by introducing a 5' side yard parking setback along the new dividing property line. Thus, as part of this lot split Lot 1 will have to provide 2 compliant parking spaces and a compliant curb cut. Lot 2 will not have to provide parking because the existing cabin will be removed prior to recording the subdivision plat.

One challenge in providing 2 compliant parking spaces for Lot 1 is meeting the 10' street yard parking setback on Milward which would require a portion of the home to be removed (i.e., the portion of the home that bumps out to the south). Although the removal of structures, or portions of structures, is common as a result of land division and boundary adjustments, the owner cannot remove this portion of the home because it serves as the essential access to the home and the basement. In other words, removing this portion would force the home to be less compliant with the building code as it relates to life safety. Knowing that the Town Planning Department is currently engaged in an LDR clean-up, which includes a staff recommendation to remove parking setbacks from this zone in the coming months, staff is conditionally approving the parking as proposed even though it is drawn within the current 10' street yard setback. As conditioned (Condition #2), the owner can proceed with the Development Plan approval but must wait until after the parking setbacks have been changed to apply for their Subdivision Plat. Of course, this comes with the risk of the Town Council not approving the parking setback changes as recommended by staff. In that scenario, the applicant would need to apply for an amendment to the approved site plan and then move forward with the plat or they would simply allow the Development Plan to expire within the typical 18-month period under the LDRs.

Park & School Exactions

The applicant has submitted worksheets for Park and School Exaction estimations. However, the lot is not subject to exaction fees until the time of plat recordation. Park Exactions are estimated to be \$2,000.00 and School Exactions are estimated to be \$2,700.00.



Subdivision Plat Submittal

If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.

Public Comment

None at the time of writing this report.

Comprehensive Plan & Priority Alignment.

Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

1. ***Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

This finding is not applicable according to the Wyoming Supreme Court.

2. ***Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.***

Complies. The proposed Development Plan is not located in the NRO or the SRO.

3. ***Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.***

Complies. The development will mitigate park and school impacts for the newly created lot through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. As conditioned, staff finds that the proposed subdivision will not have a significant impact on other public facilities and services as the development does not expand the anticipated growth within the NM-1 zone.

4. ***Complies with the Town of Jackson Design Guidelines, if applicable.***

Complies. Design Guidelines do not apply to this request.

5. ***Complies with all relevant standards of these LDRs and other Town Ordinances.***

Complies. As conditioned, staff finds that the Development Plan proposal is in compliance with all relevant LDR standards and Town Ordinances.

6. ***Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***

Complies. Not applicable.

Fiscal Impact.

Park Exactions - \$2,700

School Exactions - \$2,000

Staff Impact.

The amount of staff time to review, research and write this report is typical of that of a Development Plan for land division and is 30 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Development Plan (P22-242) for a future 2-lot subdivision for the property located at 180 Aspen Drive based upon the findings presented in the staff report, the departmental reviews, and subject to the condition(s) of approval recommended in this staff report dated January 18, 2023.



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☐ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: September 29, 2022 Item #: P22-242 Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov Owner: Jean Ellen Anderson Revocable Living Trust PO Box 4547 Jackson, WY 83001 Applicant: Jorgensen Associates PO Box 9550 Jackson, WY 83002	REQUESTS: The applicant is submitting a request for a Development Plan for a lot split for the property located at 180 Aspen Dr., legally known as LOT 1, BLK. 4, ASPEN HILL LOTS PIDN: 22-41-16-33-4-07-006 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Please respond by: October 13, 2022 (Sufficiency) October 20, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
 alangley@jacksonwy.gov

**Development Plan
For
180 Aspen Drive**



Applicant:

Anderson, Jean Ellen Revocable Living Trust
P.O. Box 4547
Jackson, Wyoming 83001

Town of Jackson

Submittal Date: September 29, 2022

Project No. 22099.20

Prepared by:



JORGENSEN
It's About People, Trust and Know How

Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550 - Jackson, WY 83002
307.733.5150

Table Contents

SECTION 1 – PROJECT BACKGROUND AND OVERVIEW	1
A. PROJECT BACKGROUND.....	1
B. OWNER & PROJECT TEAM INFORMATION	1
C. DEVELOPMENT PROPOSAL.....	2
D. FINDINGS FOR APPROVAL.....	2
E. STRUCTURE LOCATION AND MASS	3
F. SITE DEVELOPMENT	3
G. LANDSCAPING	4
H. GRADING, EROSION CONTROL, STORMWATER	4
I. ALLOWED USES & USE REQUIREMENTS	4
J. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS	5
K. RESIDENTIAL SUBDIVISION REQUIREMENTS	5
L. INFRASTRUCTURE	5
SECTION 2 – ENGINEER’S REPORT.....	6
A. INTRODUCTION	7
B. SETTING	7
C. SOILS AND SITE CONDITIONS	7
D. GROUNDWATER, STREAMS, & RIVERS	7
E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER	7
F. ROADS AND ACCESS.....	7
G. TRAFFIC.....	7
H. PARKING	7
I. PATHWAYS.....	8
J. WATER	8
K. WASTEWATER	8
L. CABLE UTILITIES AND GAS	8
M. SNOW STORAGE	8
SECTION 3 – RESPONSE TO PHYSICAL DEVELOPMENT REQUIREMENTS	9
• 3.1 Park Exactions.....	9
• 3.2 School Exactions	9
SECTION 4 – EXSITING CONDITIONS AND DEVELOPMENT ANALYSIS	11
• 4.1 Proposed Conditions	11

SECTION 5 – APPLICATION MATERIALS	13
• 5.1 Application	13
• 5.2 Pre-Application Conference Summary	13
• 5.3 Department Reviews.....	13
• 5.4 Deed.....	13
• 5.5 Letter of Authorization.....	13
• 5.6 Title Report for Lot 1	13
• 5.7 Plat 124	13

SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

The applicant seeks approval for a land division that will split Lot 1, Block 4, of Plat 124 into two separate lots as allowed by Section 2.2.7.D.1. of the Jackson Land Development Regulations (LDRs). The applicant intends to retain ownership of and reside on one lot and then sell the second lot. Approval of this Development Plan (DEV) compliments the intended role of the Neighborhood Medium Density-1 (NM-1) Zone by encouraging redevelopment and revitalizing established infrastructure but in keeping with the character of the neighborhood. Similar lot splits have been completed within the surrounding area. Lot 1 of Plat 124 will be vacated, and a new plat recorded with reconfigured lot lines depicting two new lots equal in size (See **Exhibit B** in **Section 3** of this application).

The property is located at 180 Aspen Drive and is comprised of 0.17 acres (7,500 square feet) of land located within the Town of Jackson, Teton County Wyoming (**Property**). The subject property is legally described as Lot 1 of the Aspen Hills Lots, Plat 124, Teton County, Wyoming. Existing conditions include two (2) single-family residential units. The main residence was built in 1948 and is 672 square feet (sf), the second residence is a 308 sf cabin with fixtures built in 1954. A combined total of 980 sf of habitable floor area exists on the property.

The recorded dimensions Lot 1, Block 4, of Plat 124 (See **Section 5**), are 50' x 150' (7,500 sf), however a recent survey of Lot 1 results in a 33.8' sf discrepancy. As stated in section 2.2.7.A.4 of the LDRs, “[l]ots are typically either 7,500 or 3,750 square feet but may also be any size within this range.” Keeping in character with the neighborhood, and the intended nature of this zone, we are treating this lot as 7,500 sf to then be subdivided into two 3,750 sf lots as allowed per Division 2.2.7.D.1. of the LDRs. This subdivision is common in this area of Town and in the NM-1 Zone.

Parcel Identification Number involved in this Development Plan:

180 Aspen Drive

Lot 1: 22-41-16-33-4-07-006 (Subject Property)

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNER

Lot 1 BLK 4, Plat 124

Anderson, Jean Ellen Revocable Living Trust

c/o Jean Anderson

P.O. Box 4547

Jackson, Wyoming 83001

LAND PLANNING, SURVEY & OWNERS' REPRESENTATIVE

Jorgensen Associates, Inc.

1315 Highway 89 South, Suites 201 & 203; 83001

P.O. Box 9550 Jackson, Wyoming 83002

307-733-5150

C. DEVELOPMENT PROPOSAL

This DEV seeks approval for land division of developed property within the Town of Jackson which is allowed per Section 2.2.2.4.D. of the Land Development Regulations (LDRs). The Applicant seeks to vacate Lot 1 from Plat 124 to reconfigure the lot lines to create two separate lots. The parking and access for the proposed northern lot will remain in the same area that the owner has used historically on South Milward Street. Access and parking for the proposed southern lot will be at the discretion of the future developer with access from Pine Drive being preferred by the Town of Jackson. All required infrastructure, access, utilities, and services currently exist to the property and will be available to any future redevelopment. A Subdivision Plat application will be submitted upon the approval of this application. The applicant will apply for, and complete, a Demolition Permit for the cabin prior to approval the new plat. Residential Subdivision exactions apply.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

- a. Is consistent with the desired future character for the site in the Jackson/Teton County Comprehensive Plan.*** The subject property is located within District 3.2: Town Residential Core of the Jackson / Teton County Comprehensive Plan. Subarea 3.2 specifically has a high desire for redevelopment, revitalization, and reinvestment. Due to its central location in the core of Town, the future character of this subarea will include increased density to maintain and help meet our community's Growth Management and workforce housing goals. The approval of this application is consistent with the future desired characteristics of this subarea. **Complies.**
- b. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*** The subject property is not located in either the Natural Resource Overlay or the Scenic Resource Overlay. **Not Applicable.**
- c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities.*** The historical use of the property involves two residential units that were constructed in 1948 and in 1954 and have been occupied ever since. The approval of this development plan would have negligible effects on transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. If this development

plan is approved, the new lots will each be limited to the bulk and scale of development as per the LDRs in the NM-1 Zone. **Complies.**

d. *Complies with all relevant standards of these LDRs and other County Resolutions.*

The applicant seeks approval for a land division as allowed by Section 2.2.7.D.1. of the LDRs and is compliant with all the relevant standards of these LDRs and other County Resolutions. **Complies.**

e. *Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals.* There are no previous permits or conditions for this lot. **Complies.**

- E. STRUCTURE LOCATION AND MASS** – All existing development is currently in conformance with the standards of the NM-1 Zone and the approval of this application will not create a non-conformity (See **Section 4**).

Primary Building Setbacks – TOJ NM-1 Zone

Primary Street	20'
Secondary Street	10'
Side Interior/Rear	10'

Max Height* 26' to 30'

Max Floor Area** 3,000 sf (*maximum FAR for subject property*)

*Maximum height depending on roof pitch

Accessory Structure Setbacks – TOJ NM-1 Zone

Primary Street	30'
Secondary Street	10'
Side Interior*	5'
Rear	10'

*Structure Height ≤ 14'

F. SITE DEVELOPMENT

Site Development – TOJ NM-1 Zone*

Primary/Secondary Street	20'
Side Interior/Rear	5'

*All site development, excluding driveways or parking.

Parking Setbacks – TOJ NM-1 Zone

Primary Street*	20'
Secondary Street*	10'
Side Interior	5'
Rear	5'

*Excludes 20' max driveway allowed in primary/secondary street setback

G. LANDSCAPING – Existing conditions located at 180 E. Aspen Drive meet the standards set forth by Section 2.2.7. of the LDRs and all future development will be in compliance with Section 2.2.7.C. of the LDRs.

H. GRADING, EROSION CONTROL, STORMWATER – Future demolishing or development will be in compliance with the standards set forth by Section 2.2.7. and Section 5 of the LDRs.

I. ALLOWED USES & USE REQUIREMENTS

1. Allowed Uses – This application contemplates land division for residential development, which is an allowed use in the NM-1 Zone and Section 2.2.7.C. of the LDRs; any other uses will be in compliance with the NM-1 Zone (See **Table 1** below).

TABLE 1 - ALLOWED USE AND USE STANDARDS*					
Allowed Uses				Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit	Y	2 units per lot	8,000sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Single-Family Unit	B	1 unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment	B	2 units per lot		1/bed	exempt
Dormitory	c	n/a		.05/bed	exempt
Group Home	c	n/a	n/a		
Accessory Uses					
Accessory Residential Unit	B	1 per unit	< 1,000sf	1/DU if < 2 bedrooms and < 500sf; otherwise, 1.5/DU	exempt
Home Occupation	B	n/a	n/a	n/a	exempt
Home Business	B	n/a	n/a	1/employee	exempt
Family Home Daycare	C	n/a	n/a	1/employee + 1 off street pick up/drop off	exempt
Temporary Uses					
Temporary Shelter	B	1 per lot	n/a	2/DU	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit ([Sec. 8.4.1.](#)), C=Conditional Use Permit ([Sec. 8.4.2.](#))

2. Parking – The proposed use for these lots is detached single-family residential units requiring two parking spaces per dwelling unit for a total of four parking spaces required. Historically, the two residential structures have utilized shared parking with

access from South Milward Street. The applicant wishes to maintain this historical use for the northern lot and intends to remove the existing cabin prior to the recording on a new plat. Access and parking for the proposed southern lot will be at the discretion of the future developer with access from Pine Drive being preferred by the Town of Jackson.

J. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Land Division Standards** – This application is in compliance with the standards set forth by Section 7.2.3. of the LDRs.
2. **Condominium and Townhouse Subdivision** – Not contemplated in this application.

K. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Parks and School Exactions** – This application creates one new lot for residential use that is subject to development exactions. Exaction calculations have been tabulated based upon the Town of Jackson baseline of one single-family home with three bedrooms for each newly recorded lot and are attached in **Section 3** of this application.

L. INFRASTRUCTURE

1. **Transportation Facility Standards** – Access to Roads, Streets and Highways. Historically, the owner and applicant has gained access to the property via South Millward Street and the applicant desire to maintain this historical access. Access from Aspen Drive is neither desirable nor practical. The northern boundary of the property borders Aspen Drive where both the primary building and parking setbacks are 20'; gaining access via and parking off of Aspen Drive is not plausible with the existing structure in which the applicant intends to maintain residence. The southern boundary of the lot borders Pine Drive as Pine Drive descends a steep slope towards a stop sign at the intersection of Pine Drive and South Millward Street. Access and parking for the proposed southern lot will be at the discretion of the future developer with access from Pine Drive being preferred by the Town of Jackson.
2. **Required Utilities** – Existing. Current utility connections to the cabin located on the southern portion of the property will be terminated and abandoned upon approval for a Demolition Permit. New utility connections for water and sewer will be applied for with the Town of Jackson at Building Permit. Town water lines are located in both Aspen Drive and Pine Drive. Town sewer service is located in Milward Street.

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the land division of the properties located at 180 Aspen Drive with a legal description of: Lot 1 Block 4 of the Aspen Hill Lots, Plat 124.

B. SETTING

The property is located in the southern portion of the Town of Jackson, Wyoming. One single-family residence and a single-family accessory (cabin) unit exist on Lot 1. The proposed development plan will subdivide Lot 1 into two separate lots of equal size and remove the existing cabin unit.

C. SOILS AND SITE CONDITIONS

No soils investigation has been conducted for this application; however, Jorgensen anticipates colluvium material overlain with fine grain soils, or loess. A soils investigation may be conducted for new development.

D. GROUNDWATER, STREAMS, & RIVERS

No streams, rivers, irrigation ditches, or lakes are nearby this development. No groundwater investigation has been conducted as part of this application.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

No grading or physical development is proposed for this application. Future development will be required to address grading, erosion control, stormwater, and drainage.

F. ROADS AND ACCESS

Access to the proposed new subdivision could be from Aspen Drive, Pine Drive, or South Milward Street, which are all public rights-of-way. Historically, access for the two existing residential units has been from South Milward Street. This Development Plan proposes to maintain access to the northern lot via South Milward Street and access to the southern lot to be at the discretion of the future developer with access from Pine Drive being preferred by the Town of Jackson.

G. TRAFFIC

There are already two (2) dwelling units on the property, and this application does not contemplate an increase in density. Increased traffic due to future development on these lots is not anticipated and will not adversely affect public facilities and services, including streets, police, and fire and emergency medical services.

H. PARKING

Two (2) parking spaces per dwelling unit are required as per the NM-1 Zone standards. Each proposed lot shall have approximately 396 sf of parking area for two parking spaces.

I. PATHWAYS

There are no pathways or sidewalks existing along any side of the subject property nor along any part of either Aspen Drive or Pine Drive. None are being proposed with this application.

J. WATER

According to the Town of Jackson GIS, a water main is located in both Aspen Drive and Pine Drive. A new water connection for the development of the southern lot will be constructed at Building Permit.

K. WASTEWATER

Any new proposed residential units will connect to the Town of Jackson wastewater collection and treatment systems. The two existing structures are currently served by one sewer connection to the Town sewer main located in South Milward Street. According to the Town of Jackson GIS, a second sewer stub exists near the intersection of South Milward Street and Pine Drive; a new sewer connection for new development of the southern lot will be constructed at Building Permit.

L. CABLE UTILITIES AND GAS

Typical cable utility and gas services are available to the lots.

M. SNOW STORAGE

The properties will be required to comply with the required square footage for development of these lots, including snow storage.

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 08.08.22

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: Anderson Land Div. PAP
2. LOCATION: 180 Aspen Dr
3. PROJECT NUMBER: P22-178

4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	<u> </u>		1.25	<u> </u>
1 BEDROOM	<u> </u>		1.75	<u> </u>
2 BEDROOM	<u> </u>		2.25	<u> </u>
3 BEDROOM	<u>1</u>		3.00	<u>3.00</u>
4 BEDROOM	<u> </u>		3.75	<u> </u>
5 BEDROOM	<u> </u>		4.50	<u> </u>
EACH ADDITIONAL BEDROOM	<u> </u>		0.50	<u> </u>
DORMITORY	<u> </u>		1 per 150 sf of net habitable area	<u> </u>
TOTAL				<u> </u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{3} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.027} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.027} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{2,700} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS

DATE: September 29, 2022

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Anderson Land Div. PAP
2. LOCATION: 180 Aspen Dr
3. PROJECT NUMBER: P22-178

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		<u>180 Aspen Dr</u>		<u>0.020</u>
.015 ACRES PER UNIT MULTI-FAMILY		<u> </u>		<u> </u>

5. CALCULATE CASH IN-LIEU:

$$\frac{0.020}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{2,700}{\text{CASH-IN-LIEU}}$$

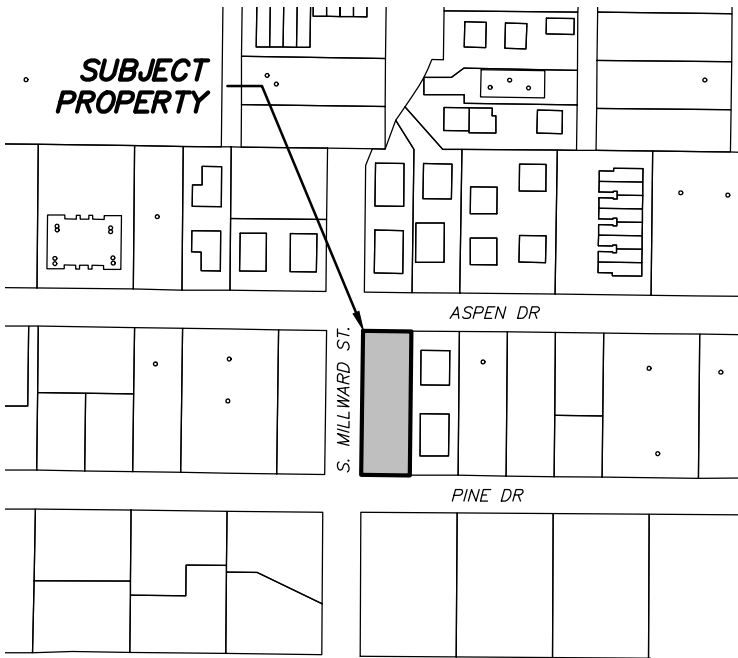
6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

P:\2022\22099-Anderson-180 Aspen Dr\20-Planning\ACAD\22099_Planning_DEV SITE PLAN-REVISED.dwg



LEGEND

- boundary, subject property
- boundary, adjacent property
- boundary, proposed new subdivision line
- boundary, structure setbacks
- boundary, parking setback
- proposed access
- proposed parking
- existing building footprint



VICINITY MAP
SCALE: 1" = 200'

DEVELOPMENT CALCULATIONS

EXISTING CONDITIONS

Aspen Hill Lots, Plat 124

	Lot Size	Front	Side	Rear	Setbacks & Development Calculations		Site Development	LSR
					Density (Units)	FAR		
Lot 1 BLK4	7,500 sf	20'	10'	10'	1 Single-family Unit 1 Accessory Structure	672 sf 308 sf 980 sf (Total)	1,389 sf	6,077 sf

NM-1 ZONE STANDARDS

Aspen Hill Lots, Plat 124

	Lot Size	Front	Side	Rear	Setbacks & Standards - Neighborhood Medium Density-1 (NM-1) Zone			
					Density (Units)	FAR (Max)	Site Development (Max)	LSR (Min)
Lot 1 BLK4	7,500 sf	20'	10'	10'	1 Single-family Unit 1 Accessory Structure*	3,000 sf	4,125 sf	3,375 sf

PROPOSED CONDITIONS

New Subdivision Plat:

	Lot Size	Front	Side	Rear	Setbacks & Standards			
					Density (Units)	FAR (Max)	Site Development (Max)	LSR (Min)
Proposed Lot 1	3,750 sf	20'	10'	10'	1 Single-family Unit*	1,500 sf	2,063 sf	1,688 SF
Proposed Lot 2	3,750 sf	20'	10'	10'	1 Single-family Unit*	1,500 sf	2,063 sf	1,688 SF

*Additional accessory structures allowed per NM-1 Zone



JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: IB/YL

MAP PREPARED: 10/31/2022

PROJECT NUMBER: 22099

PROPOSED CONDITIONS
180 ASPEN DRIVE
Lot 1, Block 4, Plat 124
Aspen Hills

LOCATED WITHIN
Section 87
T.62N., R.127W., 6th P.M.
Teton County, Wyoming



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: 180 Aspen Dr Development Plan
Physical Address: 180 Aspen Drive, Jackson, WY 83001
Lot, Subdivision: Lot 1, BLK 4 Aspen Hill Lots PIDN: 22-41-16-33-4-07-006

PROPERTY OWNER.

Name: Anderson, Jean Ellen Revocable Living Trust. Phone: 307-413-6548
Mailing Address: PO Box 4547, Jackson WY ZIP: 83001
E-mail: jeanie@mountainmax.net

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc Attn: Ron Levy Phone: 307-733-5150
Mailing Address: PO BOX 9550 Jackson, WY ZIP: 83002
E-mail: rlevy@jorgeng.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
☒ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P22-178 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Garon M. Levy
Signature of Property Owner or Authorized Applicant/Agent
Jorgensen Associates, Inc Agent: Ron Levy
Name Printed

September 29, 2022
Date
Land Use Project Manager
Title



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P22-178
Date of Conference: August 8, 2022
Planning Staff: Katelyn Page

PROJECT.

Name/Description: 180 Aspen Drive Land Division
Physical Address: 180 Aspen Drive
Lot, Subdivision LOT 1, BLK. 4, ASPEN HILL LOTS PIDN: 22-41-16-33-4-07-006
Zoning District(s): Neighborhood Medium Density-1 (NM-1)
Overlay(s): N/A

STAKEHOLDERS.

Applicant: Jorgensen Associates – Matt Gotham / Isaac Boettcher / Ryan Wells
Owner: Jean Ellen Anderson
Agent: _____

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
Development Plan	Required prior to all Subdivision Plats (Section 8.3.3)	\$3,005
Subdivision Plat	Required for lot split (Section 8.5.4)	\$1,202 plus review fees
Demo Permit (TBD)	Required to remove a structure from a property	\$100

MEETING ATTENDEES:

Name	Company	Phone/Email
Jean Ellen Anderson	Property Owner	
Matt Gotham	Jorgensen	
Isaac Boettcher	Jorgensen	
Ryan Wells	Jorgensen	
Katelyn Page	Town Planning	307-733-0440 x1302
Tyler Valentine	Town Planning	307-733-0440 x1305

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
n/a	n/a	n/a

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)/ Board of Adjustment (BOA)	Town Council
STEP #1 Development Plan	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation
STEP #2 Subdivision Plat	Within 14 days of Submittal		Hearing within 90 days of Sufficiency
STEP #3 Demo Permit (TBD)	n/a	n/a	n/a

GENERAL INFORMATION.

☒ *Required, If Checked.*

☐ *If not checked, review requirement with a Staff member to determine if necessary for your application.*

Requirement**Notes**

☒ Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	Required to be filled out and signed.
☒ Notarized Letter of Authorization. See Section 8.2.4.A for requirements. A template is established in the Administrative Manual.	Required if the applicant/representative is not the owner of the property.

✓	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
✓	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Review fees required with Subdivision Plat for surveyor and title review.
✓	Mailed Notice fee. See Section 8.2.14.C.4 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Done by the Town Staff. Required for Dev. Plan and Subdivision Plat
	Other information needed. All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.	
✓	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type.	Response to this checklist as well as LDR Section 8.3.3 and 8.5.4 at time of application.
✓	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	Required with Subdivision Plat only.
✓	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.	Includes findings for Development Plan. Development Plan requires 9 hard copies and 1 digital. Demonstrate compliance with LDRs for each newly created lot: min lot size, access, FAR, LSR, building envelop sizes, etc.
	Proposed Development Program. Please use the attached template established in the Administrative Manual.	
✓	Site Plan. Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.	Showing building envelopes: Proposed site plans must show that LDR compliance is possible with lot division and does not create any nonconformities such as parking or building setbacks. Lot division allowed for lot size minimum 3,750 SF. See below comments on lot size interpretation in the NM-1 zone.
	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
✓	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Optional for a Development Plan
✓	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	

☒ **Digital Format.** All application submitted to the Town Planning Department must be submitted in digital format.

Requirements listed under each Article will be checked if required for the application.

☒ *Required, If Checked.*

☐ *If not checked, this requirement is not applicable to your application.*

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: NM-1

Applicable LDR Section: 2.2.7

PHYSICAL DEVELOPMENT. Please see Subsection B in applicable Zone District for specific standards.

Requirement	Notes
☒ Structure Location and Mass (setbacks, height, FAR, etc.)	Show existing buildings in relation to all setbacks.
☐ Maximum Scale of Development (individual building size)	
☐ Design Review (Design Guidelines and Design Review Committee)	
☒ Site Development (Driveway and Access limits)	Identify existing and proposed access. Show parking dimensioned on plans.
☒ Landscaping (see Div. 5.5 for more information)	Provide the new LSR requirements for each new lot.
☐ Fencing (see Sec. 5.1.2 for more information)	
☐ Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Natural Resource Overlay Standards	
☐ Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	
☐ Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	
☐ Signs (see Div. 5.6 for more information)	

Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)

May be required with Demo permit

- Grading
- Erosion Control
- Stormwater Management

USE STANDARDS. *Please see Subsection C in applicable Zone District for specific standards.*

Requirement

Notes

Allowed Uses (see Div. 6.1 for more information)

Parking (see Div. 6.2 for more information)

Affordable Workforce Housing (see Div. 6.3 for more information)

Maximum Scale of Use

Operational Standards (see Div. 6.4 for more information)

- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement

Notes:

✓ Allowed Subdivision and -Parks and Schools Exactions required at time of subdivision plat
Development Options

Subdivision and Development
Option Permits

Additional Comments:

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement

Notes

Division 7.1, Development Option Standards

7.1.3 Urban Cluster Development

7.1.4 Mobile Home Park

✓ **Division 7.2, Subdivision Standards**

7.2.2 Standards Applicable to all Subdivision

7.2.3 Land Division Standards

7.2.4 Condominium and Townhouse Subdivisions

✓	Division 7.5, Development Exaction Standards	Park – 9 acres per 1,000 resident
	7.5.2. Park Exactions	Schools - .020 acres per 1- or 2-family unit
	7.5.3. School Exactions	.015 acres per multi-family unit
		Include exaction sheet calculations with subdivision application
✓	Division 7.6, Transportation Facility Standards	
	7.6.2 Access to Roads, Streets and Highways	
	7.6.3 Streets, Alleys, and Easements	
	Division 7.7, Required Utilities	
	7.7.2 Potable Water Supply	
	7.7.3 Sanitary Sewer Systems	
	7.7.4 Irrigation Ditch Systems and Design	
	7.7.5 Other Utilities	
	7.7.6 Fuel Storage Tank	
	Division 7.8, Workforce Housing Incentive Program	

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

✓	Public Works/Town Engineer	✓	Police Department
✓	Building Official	✓	START Bus
✓	Town Attorney	✓	Jackson Hole Fire EMS
	Town Clerk	✓	Parks and Recreation Department
✓	Pathways Coordinator		Teton County School District #1
✓	Surveyor – for subdivision plat		Teton County Sheriff
✓	Title Company – for subdivision plat		Teton Conservation District
✓	Teton County Housing Authority		Wyoming Department of Game & Fish
	Teton County Weed & Pest		Wyoming Department of Transportation
	Teton County Planning		Wyoming Department of Environmental Quality
	Teton County Engineer		Army Corp of Engineers
	Teton County Assessor		Lower Valley Energy
	Integrated Solid Waste and Recycling		U.S. National Park Service
	Teton County Clerk		U.S. Forest Service
	Teton County Public Health		U.S. Fish and Wildlife
	Teton County Scenic Preserve Trust		Other (Teton County Historic Preservation Board)

Additional Comments:

1.

8/4/2022

Town of Jackson Project Reviews

Project Number	P22-178	Applied	7/12/2022	AL
Project Name	Pre-App - 180 Aspen Dr. - Lot Split	Approved		
Type	PREAPPLICATION	Closed		
Subtype	DEVELOPMENT PLAN	Expired		
Status	STAFF REVIEW	Status		
Applicant		Owner	ANDERSON, JEAN ELLEN REVOCABLE	
Site Address		City	State	Zip
180 ASPEN DRIVE		JACKSON	WY	83001
Subdivision		Parcel No		
ASPEN HILL (1938)		22411633407006		

Type of Review Notes		Dates			Remarks
		Sent	Due	Received	
Building	APPROVED W/CONDITI	7/12/2022	8/3/2022	7/19/2022	
(7/19/2022 1:45 PM KS) Lot split cannot create existing residences to become out of compliance to the Building Code.					
Parks and Rec	NO COMMENT	7/12/2022	8/3/2022	8/4/2022	
Pathways	NO COMMENT	7/12/2022	8/3/2022	8/1/2022	
Planning	APPROVED W/CONDITI	7/12/2022	8/3/2022	8/4/2022	see notes
(8/2/2022 2:50 PM KP) Please refer to Final PAP checklist post meeting. Lot division will require approved Development Plan and Subdivision Plat. See draft estimates for park and schools exactions as part of subdivision plat (will accompany pre-app checklist) Lots which were originally platted with an inteded SF of 7,500 but are currently surveyed smaller may be subject to Planning Staff interpretation that deems them conforming for the purposes of apply for planning applications which require a 7,500 SF min. A proposed lot division may not create site or physical nonconformities for proposed lots.					
Public Works	APPROVED W/CONDITI	7/12/2022	7/27/2022	7/29/2022	see ntoes

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

(7/29/2022 10:34 AM JSIL)

Pre-Ap Comments

P22-178

ADDRESS: 180 Aspen Drive

OWNER: Jean Ellen Anderson

APPLICANT: Jorgensen Associates, Inc – Matt Gotham

7/27/2022

Jeff Silliman, 733-3079

DATE OF SUBMITTAL: 7/13/2022

DATE OF MATERIALS: 7/5/2022 (Draft Plat)

The engineering division has reviewed your application for a Pre-Application Conference submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency .

PROJECT SPECIFIC COMMENTS

Bond will be required for monumentation. Bond will be released once monumentation for the subdivision has been set or verified to be in place and not disturbed by written statement by a licensed surveyor.

Capacity fee credits will remain with the main house lot (north side).

Existing sewer service to main house on Millward side. Water service located on Aspen Dr to main house. Southern lot will require new sewer and water services from the main (water on Millward or Pine Dr) prior to future building permit approval. If the existing building to the south has existing sewer and water service, provide easements to utilities crossing lot lines. Easements need to be recorded with the County Clerk.

A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

Provide clarification for driveway/access to each future lot.



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 02/07/2022

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Jean Ellen Anderson, Trustee

Jean Ellen Anderson Revocable

Being duly sworn, deposes and says that Living Trust dated May 1, 1997 is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 180 Aspen Dr., Jackson, WY

Legal Description: Lot 1, Block 4, Aspen Hill Lots, Plat 124. Town of Jackson, Wyoming

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Matt Gotham, Jorgensen Associates, Inc

Mailing address of Applicant/agent: PO Box 9550, Jackson, WY 83002

Email address of Applicant/agent: mgotham@jorgeng.com

Phone Number of Applicant/agent: 307-733-5150

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
- ☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☐ Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Jean Ellen Anderson

Property Owner Signature
Trustee

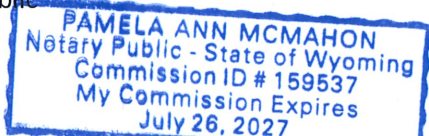
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Jean Ellen Anderson this 8th
day of June, 2022. WITNESS my hand and official seal.

Pamela Ann McMahon

Notary Public



My commission expires: July 26, 2027

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

RELEASE OF LIS PENDENS

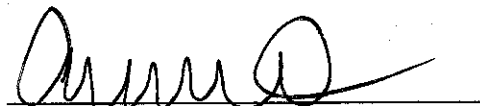
Notice is hereby given that the Lis Pendens filed by Garland & Potter, LLC in *Patricia L. Anderson v. Jean E. Anderson, as Trustee of the Anne R. Anderson Trust dated February 2, 1996, James L. Anderson as Trustee of the Laurence E. Anderson Trust dated February 2, 1996, Jean Ellen Anderson, as Trustee of the Jean Ellen Anderson Trust dated May 1, 1997 and Jean E. Anderson, Civil Action No. 16980 (Teton Co. WY)* on June 4, 2015, in the official records of Teton County, Wyoming as Document No.0883551 at Book 896 of Photo, p. 1074, is hereby released, discharged, and of no further force and effect. The real property which is the subject of the above-referenced Lis Pendens is described as:

Lot 1 of Block 4 of the Aspen Hill Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded May 13, 1938 as Plat No. 124.

PIN 22-41-16-33-4-07-006

Together with all improvements thereon and all fixtures and appurtenances thereto.

GRANTOR: POTTER, AMY W ATTORNEY
GRANTEE: THE PUBLIC
Doc 0894378 bk 908 pg 926-926 Filed At 15:29 ON 11/12/15
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary D Antrobus Deputy



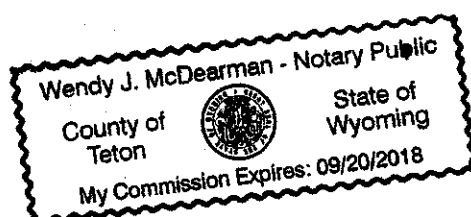
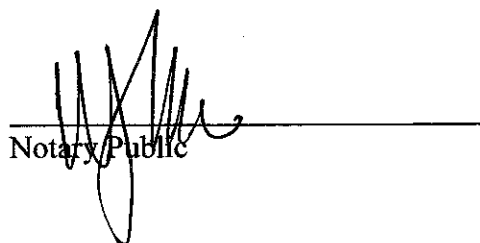
Amy W. Potter (6-4300)
Garland & Potter, LLC
P. O. Box 4310
Jackson, WY 83001
(307) 733-0661
(307) 222-0530 FAX
Attorneys for Plaintiff

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing Notice of Lis Pendens was acknowledged before me by Amy W. Potter this 12th day of November, 2015.

WITNESS my hand and official seal.

SEAL

Notary Public

Issued To:

Jorgensen Associates, PC
1315 HWY 89 S., Suite 201
Jackson, WY 83002

Report No.: W-27987
Effective Date: June 24, 2022
Current Date: June 30, 2022
Cost: \$250.00

Property Address: 180 Aspen Drive, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Jean Ellen Anderson, Trustee of the Jean Ellen Anderson Revocable Living Trust dated May 1, 1997

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Christina Feuz, President
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 of Block 4 of the Aspen Hill Addition to the Town of Jackson, according to that plat recorded Office of the Teton County Clerk on May 13, 1938 as Plat No. 124.

PIDN: 22-41-16-33-4-07-006

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
3. General taxes for the year 2022, and subsequent years, a lien in the process of assessment, not yet due or payable.

TAX NOTE:

Taxes, special and general, assessment districts and service areas, for the year 2021.

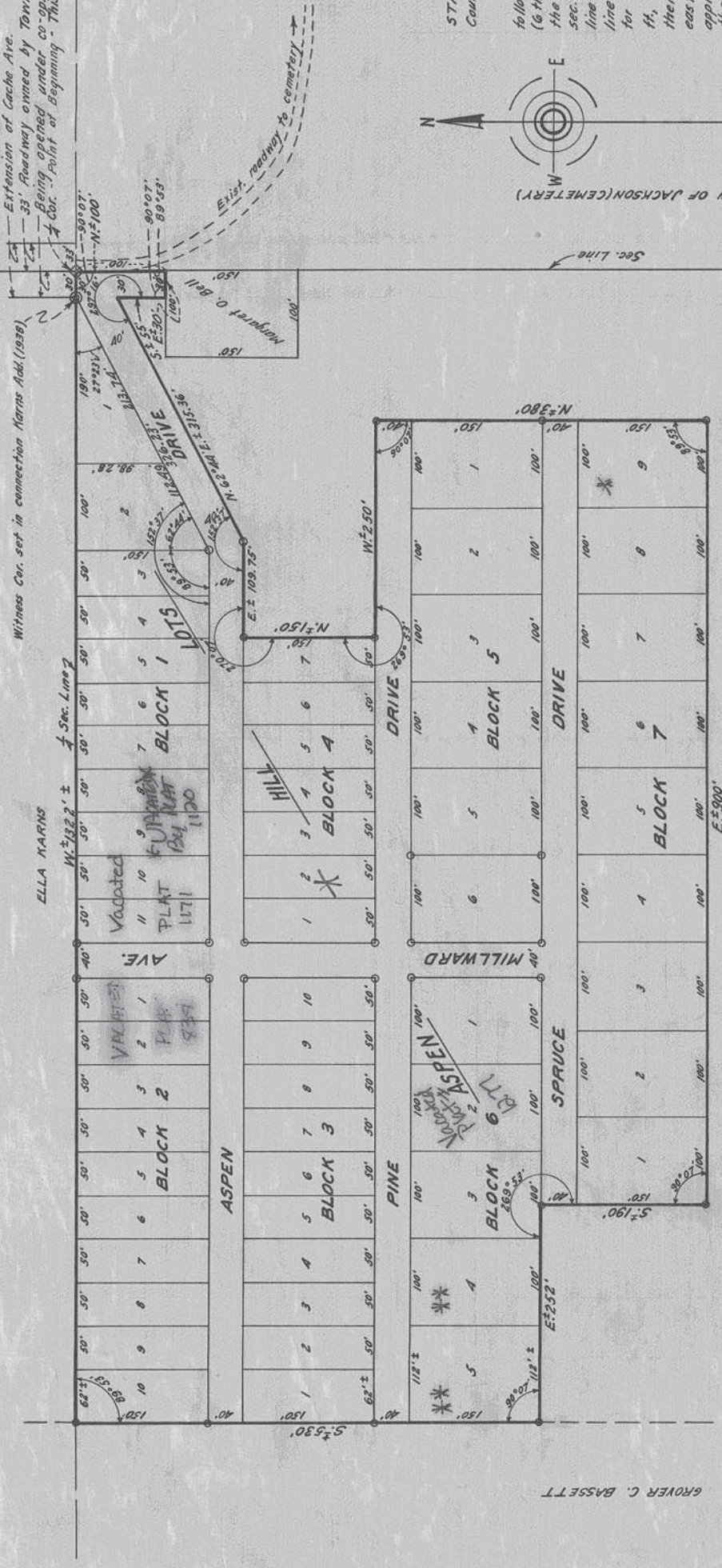
Tax ID No. OJ-000027.

1st Installment: \$2,461.44 PAID

2nd Installment: \$2,461.43 PAID

4. All matters as delineated on the Official Plat of Aspen Hill Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 124. [Plat 124](#)

***** End of Schedule *****



DEDICATION

STATE OF WYOMING } ss.
County of Teton

The subdivision, as shown hereon, of a tract of land bounded as follows: beginning at the $\frac{1}{4}$ cor. common to Secs. 33 & 34, T. 41 N., R. 116 W. (6th P.M.), thence westerly along the $\frac{1}{4}$ sec. line for approx. 1322 ft. to the E. $\frac{1}{16}$ sec. line through Sec. 33, thence southerly along the said $\frac{1}{16}$ sec. line for 530 ft., thence easterly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 232 ft., thence southerly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 190 ft., thence easterly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 900 ft., thence northerly and parallel to the aforesaid $\frac{1}{16}$ sec. line 4 ft., thence westerly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 250 ft., thence northerly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 150 ft., thence easterly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 109.75 ft., thence approx. N. 62° 34' E. (turning an interior angle of 152° 37') for 315.36 ft., thence southerly and parallel to the aforesaid $\frac{1}{16}$ section line for 35 ft., thence easterly and parallel to the aforesaid $\frac{1}{16}$ sec. line for 30 ft., thence northerly along the sec. line between secs. 33 & 34 for 100 ft., thence northerly along the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 33, T. 41 N., R. 116 W. (6th P.M.), more or less, to the place of beginning, containing 17.29 acres, more or less, lying wholly within the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 33, T. 41 N., R. 116 W. (6th P.M.), as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and the streets or roadways, as hereon shown, are hereby dedicated to public use in fee simple.

STATE OF WYOMING } ss.
County of Teton

On this 4th day of May, 1938, before me personally appeared Grover C. Bassett and Mabel Bassett, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and of the effect of signing and acknowledging the said instrument.

Given under my hand and notarial seal, this 4th day of May... A.D. 1938

My commission expires on the
---8th day of ---Oct--- A.D. 194L---

(See)

PLAT
OF
ASPEN HILL LOTS
TETON COUNTY- WYOMING

SCALE - 1 IN. = 100 FT.

Drawn by John C. Simpson-Civil Eng.
Jackson, Wyo. 3-16-38 Wyo. Reg. 207

NO. 124

Town of Jackson
Project Plan Review History
PLANNING

Project Number P22-242
Project Name Dev.Plan - 180 Aspen Dr.
Type DEVPLAN
Subtype LAND DIVISION
Status STAFF REVIEW

Applied 9/29/2022 AL
Approved
Closed
Expired
Status

Applicant Jorgensen Associates, P.C.

Owner ANDERSON, JEAN ELLEN REVOCABLE

Site Address
 180 ASPEN DRIVE

City
 JACKSON

State WY
Zip 83001

Subdivision
 ASPEN HILL (1938)

Parcel No
 22411633407006

General Plan

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	9/29/2022	10/20/2022	10/21/2022	
Kelly Sluder					
(10/21/2022 11:25 AM KS)					
Please note that the lot split cannot create an illegal use for the existing homes.					

Fire		9/29/2022	10/20/2022		
Kathy Clay					

Joint Housing Dept		9/29/2022	10/20/2022		
Stacy Stoker					

Legal		9/29/2022	10/20/2022		
Lea Colasuonno					

Parks and Rec	NO COMMENT	9/29/2022	10/20/2022	10/10/2022	
Steve Ashworth					

Pathways	APPROVED W/CONDITI	9/29/2022	10/20/2022	10/21/2022	see notes
Brian Schilling					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (10/21/2022 11:26 AM AL) P22-242 – 180 Aspen Dr. – Development Plan Comments from Teton County/TOJ Pathways Department October 21, 2022 Status: approved w/conditions • Transportation improvements - o Space for a detached sidewalk along Millward will need to be provided. • Driveways - o The sidewalk shall be elevated above the grade of the roadway behind a 6” curb. The interface of the driveway and the sidewalk shall be constructed so that the sidewalk remains at a consistent vertical alignment with the sidewalk legs on either side of the driveway (above the driveway grade). The sidewalk shall not ramp down when crossing the driveway access, rather the driveway will rise to the level of the sidewalk. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and the street. Concrete sidewalk surfaces and texture shall continue uninterrupted across the entire access driveway. - o The Pathways Department can provide a standard detail for the driveway/ sidewalk crossing.					
Planning Tyler Valentine (1/13/2023 9:02 AM TV) 1. Prior to the recordation of the future plat, the cabin on Lot 2 shall be removed. 2. The parking spaces on Lot 1 shown in the site plan are conditionally approved and a subdivision plat cannot be submitted until the Town LDRs are amended to allow parking in the street setback area or an amended Development Plan is approved consistent with the current parking setback requirements.	APPROVED W/CONDITI	9/29/2022	10/20/2022	1/13/2023	
Police Michelle Weber		9/29/2022	10/20/2022		
Public Works Jeff Silliman (11/4/2022 11:05 AM JSIL) Development Plan – APPROVED P22-242 ADDRESS: 180 Aspen Dr. OWNER: Jean Ellen Anderson Revocable Living Trust APPLICANT: Jorgensen Associates 11/4/2022 Jeff Silliman, 733-3079 DATE OF SUBMITTAL: 9/29/2022 DATE OF MATERIALS: 9/22/2022 Civil The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency . PROJECT SPECIFIC COMMENTS 1. All utilities shall be accessible and serviceable from the right-of-way or provided for with easements.	APPROVED W/CONDITI	9/29/2022	10/20/2022	11/4/2022	see notes
START Darren Brugmann		9/29/2022	10/20/2022		

STAFF REPORT



Meeting Date:	January 18, 2023	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P22-253 Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St.	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 2 (CR-2) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a floor area exceeding 6,900 sf. The proposed project includes 13,505sf of qualifying floor area so a Development Plan and Council review are required.

Requested Action.

The applicant is requesting approval of a Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward Street – “Millward Street Apartments”.

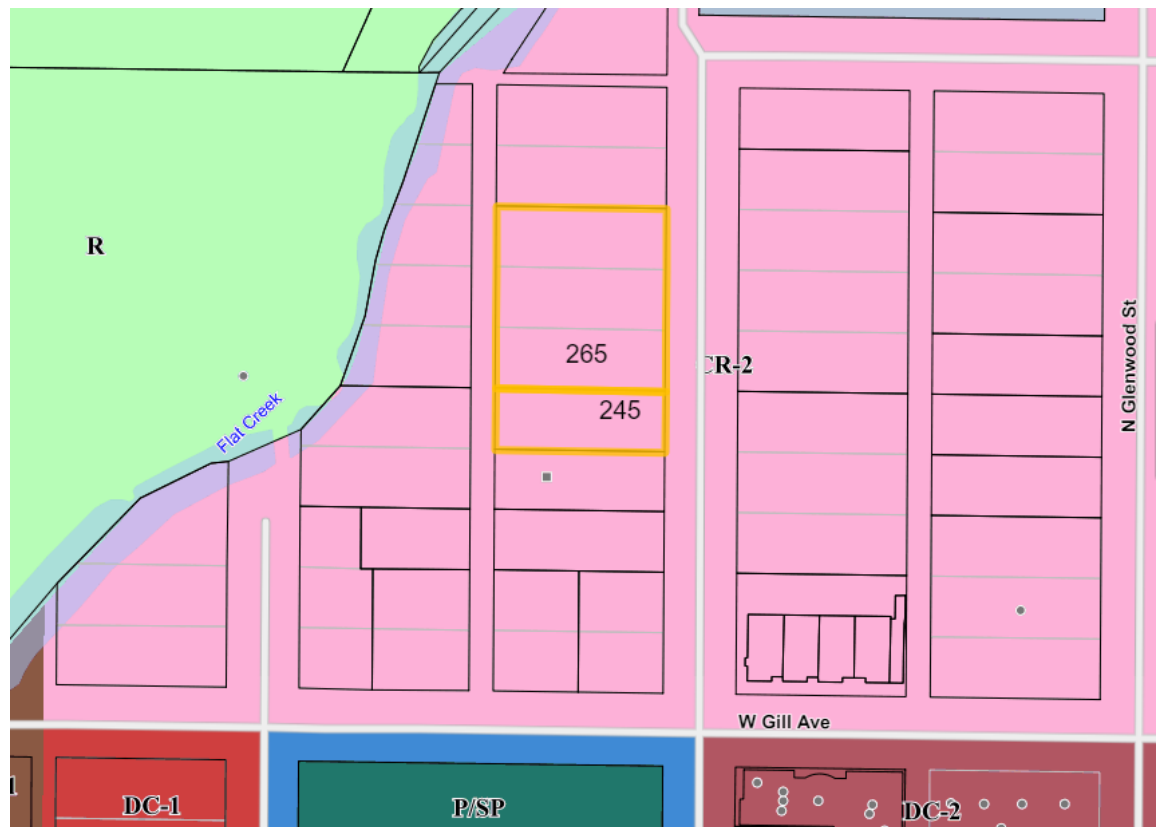
Recommendations.

The Planning Director recommends **approval** of a Development Plan for a new 3-story mixed use building at the properties addressed at 245 and 265 N. Millward St., subject to the departmental reviews attached hereto, and the following four (4) conditions:

1. Prior to review by Town Council, the applicant is required to modify site plans to include 6’ fencing placed along the northern and southern property lines to provide screening for utilities and the parking facility.
2. Prior to certificate of occupancy, the applicant is required to pave the unpaved portion of the adjacent alleyway from W. Gill Avenue to the northern boundary of 265 N. Millward Street to a standard that meets or exceeds the paving standards of the Town.
3. Prior to review by Town Council, the applicant is required to modify their parking plan and/or floor plan to be consistent with the associated Administrative Adjustment that will allow a reduction of three parking spaces (not four) in order to meet the LDR requirement for parking standards.
4. Prior to certificate of occupancy, a public access easement across the front of the property for sidewalk access shall be approved by the Town of Jackson and recorded with the Teton County Clerk.

Project Location.

The properties are located at 245 N. Millward St. (LOT 6, BLK. 2, JACKSON (MOS T-26D)) and 265 N. Millward St. (LOT 3-4-5, BLK. 2, JACKSON (MOS T-26D)). An aerial photo and zoning map are shown on the following page:



Background/Project Description.

The 28,076sf site is comprised of 4 lots spanning 2 parcels at 245 and 265 N. Millward Street (the Property). The Property is zoned Commercial Residential – 2 (CR-2). Surrounding properties are also zoned CR-2. Existing development, all of which is proposed for demolition, includes:

- 28 Lodging units
- 1 Detached dwelling unit
- 5 Apartments (1-2 bedrooms each)

The existing lodging units have been converted to seasonal and year-round workforce housing in recent years. The applicant is requesting approval of a Development Plan for a new 3-story mixed-use complex (referred to as “Millward Street Apartments”) comprised of a total of 52 units (39 apartments and 13 short-term rental units) and 4,168sf of commercial floor area and circulation. The development exceeds the combined base Floor Area Ratio (FAR) plus additional FAR for lodging use of 0.80 FAR (totaling 22,460sf) by utilizing the 2:1 Workforce Housing Bonus (referred to as “2:1 Bonus”). The project exceeds the above .80 FAR by approximately 18,772sf including circulation space. Of the 2:1 bonus floor area, 17,285sf is market housing and circulation (24 units) and 10,443sf is workforce deed restricted housing and circulation (15 units). With the 2:1 bonus, the combined FAR for the entire project is 1.47 (41,232sf above ground habitable floor area).

In summary, of the 52 units proposed, 24 are market, 15 are workforce deed restricted, and 13 are short-term rental units. Even though the zoning allows ownership units (i.e., condominiums and townhomes), the applicant has not indicated interest in subdividing the units at this time and plans to keep them as apartments and short-term rentals. Below is a general summary of unit and floor area characteristics.

TOTAL CALCULATIONS (proposed)

- Total above-ground habitable floor area: 41,232sf
- Total Residential / Short-term rental units: 52
 - 32 studio (495sf ea.)
 - 10 1-bedroom (495sf to 843sf)
 - 10 2-bedroom (995sf to 1046sf)
- Residential Unit Breakdown:
 - 24 Market Units (13 studio, 7 one-bed, 4 two-bed)
 - 15 Workforce Deed-Restricted Units (10 studio, 1 one-bed, 4 two-bed)
- Short-term rental units: 13 units
- Total Commercial: 4,168sf (including 146sf circulation)
 - Office – 1,536sf
 - Retail – 2,486sf
- Total Parking: 71 spaces required with 54 provided on the Property
 - 54 off-street spaces
 - 9 on-street spaces
 - 4 fee in lieu spaces
 - 4 space reduction **requested** via Administrative Adjustment (P22-252)

Staff Analysis.

Development Plan Review:

This project requires a Development Plan review because the development's qualifying floor area of 13,505sf base and lodging floor area exceeds the 6,900sf threshold for a Development Plan review in the CR-2 zone.

The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to the preparation of final construction or plat documents. After reviewing the applicant's submittal, Staff finds that as conditioned it complies with the CR-2 zone. Please refer to the LDR Compliance Table below:

LDR Compliance Table			
	Required	Proposed	Compliance
Lot Standards			
<i>Building Setbacks (Sec. 9.4.8) (9.4.10.B)</i>			
Primary Street	0'-10'	0'-10'	Yes
Secondary Street	0'-10'	NA	NA
Side Interior	5'	5'	Yes
Alley	10'	10'	Yes
<i>Landscaping (Div. 5.5)</i>			
LSR	10%	11.4%	Yes
Plant units	1/1,000 sf of landscape area (3 Plant Units required)	8 Plant Units	Yes
<i>Parking Setbacks</i>			
Primary Street, above ground (min)	30'	>30'	Yes
Secondary Street, tuck under, enclosed (min)	0'	2' Alley	Yes
<i>Access</i>			
Curb Cut width (max)	24'	No curb cut. Alley Vehicular Access	Yes
Bulk Standards			
<i>Street Facade (Sec. 9.4.11)</i>			
Width of ground and 2nd story in primary street setback range			
% of lot width (min)	70%	Ground Level – 86% 2nd Story – 72%	Yes

Building Height (Sec. 9.4.9)			
Building Height (max)	42'	42'	Yes
Stories (max)	3	3	Yes
Building Stepback (Sec. 9.4.12)			
3-Story Stepback	10'	10'	Yes
Encroachment in stepback of façade (max)	60%	60%	Yes
Scale of Development (Sec. 9.4.13)			
Floor Area Ratio	0.46 Base (12,914 sf max allowed) + 0.34 Lodging (9,545 sf max allowed) + Density Incentives	Base and Lodging FAR 13,505 sf + 2:1 Bonus 27,728 sf Total Above Ground Habitable = 41,232 sf	Yes
Form Standards			
Pedestrian and Building Frontage			
Trees in grates	5' planting + 6' clear sidewalk	5' planting + 6' clear sidewalk	Yes
Building Frontage	Shopfront (Sec 2.2.1.D.2)	Shopfront (See application pg. 3 of 11 - LDR Compliance Table)	Yes
Use Standards			
Parking	Total Required - 71 spaces Total Off-street Required (for residential and lodging uses) - 58 spaces	70 Total: 54 onsite 9 on street 4 fee in-lieu 3 space reduction approved via P22-252	No. The applicant must update proposal to meet the LDRs as Administrative Adjustment for P22-252 was approved for reduction of 3 rather than 4 spaces.
Bike Parking	3 bikes spaces (1/10 nonresidential vehicle spaces)	18 spaces	Yes.
Housing Mitigation	Office Retail Lodging Apartment	Existing Credit: 2.879 units Proposed: 2.479 units	Yes. No Housing Mitigation required

Comprehensive Plan/Desired Future Character:

The proposed project is located within Subarea 2.3 – Downtown of the Comprehensive Plan and in the Lodging Overlay. This large, mixed use, transitional subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. The goal of this subarea is to create a vibrant mixed-use area by accommodating a variety of uses and amenities. Downtown is the center of civic, economic, and social activity, as well as the center of the visitor experience. This subarea is intended to also provide a good mix of residential and lodging uses, usually within two to three story buildings that create an attractive street wall. The subarea vision also notes parking for commercial uses should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. Staff finds that the proposed mixed-use Development Plan, which includes ground level retail/office uses with a variety of residential and lodging uses above in a well-designed building, fits with the desired future character of Subarea 2.3 – Downtown.

Neighborhood Context

The CR-2 zone standards (height, setbacks, LSR, etc.) were specifically designed to implement and be consistent with the Comprehensive Plan vision provided above. Thus, because the Property is zoned CR-2 it allows buildings up to 3 stories in height, is intended to provide for mixed-use developments consisting of primarily retail, office, lodging, and residential uses, and serves as a transitional area to lower density residential areas located across Flat Creek.

Surrounding properties are a combination of 3-story, higher density lodging or residential uses and older single story residential uses. To the west of the 200 block of N. Millward Street are predominantly older single story residential units with some commercial units present. To the east are predominantly 3 story structures including the Timbers Residence Club and Homewood Inn & Suites. There are also single story structures on the eastern frontage of N. Millward Street. One intent of the CR-2 zone is to serve as a transition from lower density residential zones to higher density zones frequently found near the Downtown Core. Additional developments of note in close proximity to the Property include 3-story structures at the Rusty Parrot (DC-1), the White Buffalo Club (DC-2), and Glenwood-Gill Residences (DC-2).

Site Design:

The proposed site plan is consistent with the goals of the CR-2 zone and with corresponding Comprehensive Plan subarea which encourage mixed-use development with attractive streetscapes while introducing variety in massing, articulation, openings, and step backs to reduce a building's bulk and scale. The structure has an overall street façade width of approximately 189'. The ground level serves commercial floor area and entry to stair and elevator towers accessing residential/lodging floor area on the upper floors. The building's second and third stories are separated into two towers on either side of a second story green courtyard. Per the applicant, the two towers serve to visually break up the massing of the structure. The building successfully meets LDR requirements for building setback and third story stepback helping to create visual variation to the street façade as opposed to one large, continuous structure. The applicant has screened on-site parking from the public street (N. Millward Street) by locating it in the rear of the building beyond the required 30' parking setback. Since the primary public interaction with the building is from the eastern street façade, the applicant has placed landscaping to the east and at the property corners to help screen and soften the building. This leaves the parking facility partially visible from the sides of the building to the north and the south where current development is less dense, single story. Future development will likely obscure both of these facades. Additional

landscaping is provided on a second story courtyard and is addressed in further detail in the “Landscaping” section below.

Overall, Staff finds that the site design meets the standards, goals, and intention of the CR-2 zone.

Existing Structures at 235 N. Millward Street

Based on available property records, as well as a recent survey completed by the applicant, it appears three structures and a fence associated with the neighboring property to the south at 235 N. Millward Street may encroach onto the property at 245 N. Millward Street. The three structures appear to include a residential unit at the northeast corner of the property, a gazebo, and a metal carport. Based on the survey provided by the applicant, the residential unit encroaches over the property line by 0.9'-1.1'. The residential unit is considered legally nonconforming but the other two accessory structures (gazebo and carport) are not considered legally nonconforming and appear to violate the Town's 5' side setback requirement for structures. The Town will address these apparent setback violations as a separate matter from the proposed application. Any and all existing property encroachments are considered a civil matter between property owners of 235 and 245/265 N. Millward Street no further steps are required by the Town at this time as it pertains to the proposed Development Plan review.

Vehicular Access, Required Loading, and Alley Improvements

Vehicular access will be taken from the site's rear alley which is accessed from W. Gill Avenue to the south and dead ends to the north of the Property. Parking design incorporates structured (covered) parking spaces as well as tuck-under parking spaces along the alley. The tuck-under spaces require vehicles to back out onto the public alley. This is a common current practice that is allowed along all Town alleys. Many large downtown developments, such as the Homewood Suites across the street, use extensive back-out parking on the alley and Staff is not aware of any significant problems with this arrangement. In addition, the fact that the applicant's alley is a dead-end with less expected future traffic than most thru-traffic alleys makes the proposed back out parking even less of a concern.

The applicant utilizes Town Resolution 09-25 (Underground Parking Facility Design Guidelines) which applies to all types of structured/covered parking and allows certain flexibility including parking stall and drive aisle dimensions. Staff finds the parking facility design meets the requirements of Resolution 09-25. The applicant has provided vehicle turning movement analysis showing vehicles are able to adequately navigate to parking stalls under the current design.

As is typical for downtown properties, the project will use the alley for vehicular access, trash pick-up, utility maintenance services, and most deliveries. Presumably, most general deliveries, such as FedEx or UPS, will use the on-street parking spaces on N. Millward Street for convenience when available, which should be often because the on-street parking on N. Millward Street is rarely full. The CR-2 zone requires that the applicant must address how their specific loading needs are being met in the proposed application rather than complying with the general requirements of LDR Section 6.2.2.E (Required Loading). Staff supports the applicant's determination that adequate loading is provided via the alley with turnaround area provided via the 18' wide drive aisle at the entrance to the parking facility. Additionally, the applicant has provided vehicle turning movement analysis showing a typical delivery truck is able to perform a two-point turn with adequate height clearance using the entrance to the parking facility. While this will result in temporary blockage of one lane of the alley to accommodate larger trucks that cannot fit into the parking structure (e.g., trash and FedEx trucks),

such blockages are normal and expected in downtown alleys and Staff finds that the expected level of such activity for the proposed project to be acceptable as well.

The proposed site plans show a utility transformer box and power vault positioned at the northwest corner of the property setback 2' from the side interior property line and 3' and 10' respectively from the rear property line. While such structures can sometimes exceed 4' in height, the Town has not previously treated these necessary above-ground utilities as structures as defined by the LDRs – and thus subject to the setback requirements. This flexibility has been afforded because such utility structures need to be functionally located outside of buildings and near the PROW or alley to allow safe and convenient access for maintenance. Similar flexibility has been applied to dumpsters/dumpster enclosures along alleys. To increase screening, Staff recommends a condition of approval that 6' fencing is placed along the northern and southern property lines to provide screening for the utility units and the parking facility. Staff recommends the location of such screening to begin 1' setback from the rear property line and carried eastward to a point where the parking facility is screened from view. Final location of transformer and power vault, meeting Lower Valley Energy industry standards and requirements, shall be approved with Town prior to building permit submittal.

Due to increased use of the alley due to the proposed development, Staff recommends a condition of approval that the applicant pave the unpaved portion of the alleyway, from West Gill Avenue to the northern property line at 265 N. Millward Street to a standard that meets or exceeds the paving standards of the Town. The applicant shall coordinate the limits of said paving area with Public Works prior to submittal of their building permit.

Required Parking Methodology and Administrative Adjustment

The proposed development program requires 71 parking spaces based on proposed floor area and uses. The applicant proposes to meet that requirement through a combination of 54 off-street spaces, 9 on-street spaces, 4 fee in lieu spaces, and an Administrative Adjustment request for a reduction of 4 off-street spaces. In total, the site plan includes 54 off-street, tuck-under parking spaces, accessed via the rear alley and fully screened from the N. Millward Street frontage. Three (3) ADA spaces are included in this total, in part, to serve two ADA accessible units. Please see the Parking Compliance Table on the following page for explanation of parking calculations.

Parking Compliance Table		
Use	Required Calc.	Total Spaces Required
Commercial Office	2.47/1,000 sf	3.45
Commercial Retail	3.37/1,000 sf	8.85
Lodging STR	1/DU if < 2 bedrooms	14.5
Residential	and < 500 sf; otherwise, 1.5/DU	43.5
	Total	70.30 (rounded to 71)
Space Type	Number Provided	Comment
Dedicated On-site	54	
On-Street	9	Meets 22' length of uninterrupted curb per space
Admin. Adjustment	3	3 space reduction approved by Planning Director via P22-252
Fee in lieu	4	\$8,500 each
	Total	70
	Differential	1 additional space required onsite to meet LDRs.

Parking spaces serving residential and lodging uses are required to be located off-street. As shown in the above Parking Compliance Table, the applicant has requested an Administrative Adjustment (P22-252) to reduce the required off-street parking amount from 58 to 54 spaces, a reduction of 4 spaces. The Planning Director may establish a lesser parking requirement pursuant to the procedure of LDR Section 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available. The Administrative Adjustment is considered a separate but associated application reviewed with this Development Plan proposal. Staff agrees with the applicant's assessment that a lesser parking requirement is workable based on lower than typical parking demand for the proposed development because, per the applicant, the apartment uses are planned to be managed under long-term master leases for seasonal employees, many of whom might not have vehicles. In addition, the applicant is providing more bike parking than required and alternative transportation services are available near the applicant's property at the Miller Park Transportation Hub which includes standard and on-demand START Bus routes.

The Planning Director finds that he can support a reduction of 3 parking spaces but not the 4 spaces requested by the applicant. This is because, as proposed, the request would leave 1 residential unit without an unrestricted parking space and Staff finds that the parking standards for this project should, at minimum, provide at least 1 parking spot for each unit. As can be seen from the below parking comparison table, the proposed project would be providing more parking spaces per bedroom (.89 spaces) than the average number of spaces (.80 spaces) provided for 9 recent large residential projects. Please see the Parking Comparison Table on the following page.

Parking Comparison Table

Development Name/Address	Units / Beds	Total Off-Street Parking Spaces*	Parking Spaces Per Unit*	Parking Spaces Per Bedroom*
Millward Street Apartments	52 / 62	55	1.06	0.89
The Loop	195 / 289	246	1.26	0.85
Hidden Hollow	168 / 352	390	2.32	1.11
Sagebrush Apartments	90 / 110	90	1.00	0.82
1120 South Park Loop Road	26 / 46	36	1.38	0.78
440 W Kelly Ave (condos)	12 / 21	20	1.66	0.95
Flat Creek Apartments	48 / 84	60	1.25	0.71
JHMR Dormitories	54 / 192	87	1.61	0.45
Veronica Lane Apartments	36 / 43	42	1.16	0.97
Jackson Street Apartments	57 / 113	64	1.14	0.57

*Totals and ratios include ADA spaces

As the final Administrative Adjustment supported by the Planning Director is for a reduction of 3 spaces instead of the 4 space reduction requested by the applicant, the development does not currently meet the LDR parking requirement by a differential of 1 parking space. Thus, Staff recommends a condition of approval that prior to review by Town Council, the applicant modify their parking plan or floor plan to be consistent with the allowed reduction of 3 parking spaces in order to meet the LDR requirement for parking standards.

The 18 bike parking spaces provided on-site exceeds the required 3 spaces based on nonresidential uses. These spaces are located to the rear of the commercial spaces within the parking facility. Current plans do not provide bike parking in the front of the building along the pedestrian frontage. Staff recommends the applicant install additional U-racks within the furnishing area of the pedestrian frontage to better serve commercial patrons accessing from the N. Millward Street frontage.

The provision of guest parking is not required under the LDRs. Subarea 2.3 of the Comprehensive Plan (Downtown) envisions that parking be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. Existing public parking lots in closest proximity to the Property include Miller Park and the Home Ranch Welcome Center which offer 66 parking spaces at 0.15 miles and 139 parking spaces at 0.21 miles from the properties respectively. Additionally, Staff calculates approximately 32 on-street spaces are provided along the 200 block of N. Millward Street including the 9 on-street spaces accounted for along 245 and 265 N. Millward Street.

Pedestrian Frontage and Street Facade

Regarding pedestrian improvements and site amenities, the applicant is required to provide a trees-in-grates pedestrian frontage consisting of 5' (min) furnishing/planting area and a 6' (min) clear sidewalk width. As this standard is met by providing approximately 8.5' of the pedestrian frontage on private property as opposed to within the public right of way, Staff recommends a condition of approval that the applicant record a public access easement for the necessary additional sidewalk width prior to certificate of occupancy. This will allow the public to legally use the full width of the sidewalk as it crosses the Property and (hopefully) connects to adjacent sidewalks in the event of future development to the north or south. The pedestrian frontage also

includes benches incorporated into the building design as well as space for future public art installations near the building's center entries.

Staff finds the building meets the CR-2 standards addressing bulk and form including building setback, third story stepback, and building frontage type (Shopfront). The massing, articulation, opening and stepback contribute to varying the building frontage and reducing the visual perception of overall bulk and scale.

Landscaping

Staff finds that the proposed landscape plan meets landscape surface ratio (LSR) and plant unit requirements of the CR-2 zone. Landscape features on the Property include screening along the side interior property lines, raised planter beds along the pedestrian frontage, as well as a landscape courtyard at the second story. Staff notes that the LDR definition of landscape area does not prohibit the use of elevated or second-story landscape planters to count as required landscape area. In fact, the Town has already approved multiple projects with similar planting plans that utilized raised planter beds on top of building structure, such as the residential projects at 105 Mercill and 235 Veronica Lane. Nor do the LDRs specify that required landscape area must be visible from the public ROW (e.g., many landscape areas in residential backyards are hidden from public view and many isolated strips of grass/vegetation scattered throughout a downtown site are also hidden). Instead, the LDRs landscape requirements are flexible and allow the Town to customize landscape plans to balance the intent of the landscaping requirements with the needs and design of a particular project.

In this case, the applicant is required to provide a minimum of 10% landscape area and has done so through a combination of ground-level planted areas along the building perimeter, including planter beds along the street frontage, and larger courtyard with trees (aspens) on the second level. The DRC, which includes two licensed landscape architects, closely reviewed the landscape plan and gave special attention to the second level courtyard to determine its feasibility and utility. The DRC concluded by being supportive of the second level plantings while noting too that this feature provided livability benefits to the residents by increasing internal privacy and green space and was effective in breaking up the mass of the building as viewed from the street. For these reasons, Staff finds the proposed plan to be compliant both in landscaping quantity and quality to meet the LDR landscaping standards.

Furthermore, the addition of 5 or 6 large street trees along the N. Millward Street frontage will significantly improve the public streetscape at this location by increasing the amount of greenery and shade. To the credit of the applicant, public art, along with other proposed public amenities like benches, are included in the plan, further enhancing the public realm over current conditions. These amenities are important to acknowledge because the LDRs allow applicants to substitute urban amenities such as benches, bike racks, and public art for standard plant units and thereby reduce the amount of vegetative landscaping required on a site. This option is typically used for urban sites where such amenities often make more sense than trying to squeeze small, obligatory strips of grass or plantings around a site that over time often become dead and unsightly due to lack of maintenance and/or filled with trash and other debris. The applicant, however, has not requested this reduction in plant units and so is, in fact, providing significantly more landscaping elements and public amenities than required by the LDRs.

Operational Standards and Snow Storage

The CR-2 zone requires trash and recycling enclosures to be provided for nonresidential developments and residential developments with more than 4 dwelling units. Trash and recycling units are provided within the parking facility and substantially screened from view by landscaping and the design of the parking facility. Trash

and recycling will be serviced from the alley with receptacle units being wheeled from the parking facility to the alley. While trash and receptacle units themselves may not obstruct an alley, it is common practice for service vehicles to temporarily use the alley to receive trash and recycling. Additionally, the applicant has provided vehicle turning movement analysis showing a typical garbage truck is able to perform a two-point turn with adequate height clearance where the alley drive aisle meets the parking facility. Staff finds the proposed plan meets the operational standards of the CR-2 zone.

Required snow storage is calculated as 2.5% of all uncovered driveway surfaces. Based on the architect's narrative for proposed development, this area is the uncovered portion of access aisle and tuck-under parking spaces along the alley and measures approximately 2,000sf. Snow storage of approximately 50sf is provided on-site along the side property lines meeting this requirement. Department reviews for the Development Plan require adequate snow storage location referenced in applicant's narrative to be shown on plans prior to Town Council review.

Natural Resource Overlay (NRO)/Proximity to Flat Creek

The Property is not adjacent to Flat Creek and lies outside the boundary of the Natural Resources Overlay (NRO), thus the proposed project does not require an Environmental Assessment. The Property is also located greater than 25' from Flat Creek so the 25' development buffer does not apply either. Furthermore, after checking with Wyoming Game and Fish, the Wyoming Wetland Society, and the Teton Conservation District, Staff confirmed that there is no documented trumpeter swan winter habitat or nests, or cutthroat trout spawning habitat, in the reach of Flat Creek within 150' of the property, so no additional mitigation actions are required by LDR Division 5.1 and Division 5.2. As is typical, a final stormwater treatment plan will be provided with the building permit and not with the Development Plan. It should be noted that the proposed development will result in a significant improvement in the quality of stormwater entering Flat Creek (with associated benefits to trout habitat) due to the use of enhancement treatment and release of all on-site stormwater compared to the existing condition where stormwater from much dirtier surface parking and other hardscape surfaces enters Flat Creek with no treatment.

Affordable/Employee/Workforce Housing:

LDR Section 6.3.2.A.1 in the LDRs gives an affordable housing "credit" for any uses on the site established from December 19, 1995, to the present. The existing uses onsite – 28 lodging units, 1 detached dwelling unit, and 5 apartments - provide a 2.879 unit credit which exceeds the proposed 2.479 unit requirement generated by the new development. Because the existing credit exceeds the proposed unit requirement, the project will not incur an affordable workforce housing mitigation requirement.

It is important to understand that the affordable housing requirement is tied only to the base FAR, and although the project is approximately 41,232sf, only the base FAR of 13,505sf is subject to affordable housing mitigation. The additional +/-28,000 sf of floor area is not subject to affordable housing requirements because it is considered bonus floor area that has its own separate workforce housing requirements. Approximately 10,443sf of the bonus floor area is workforce deed restricted while the remainder is market. As detailed above, the proposed restricted floor area includes 10 studio, one 1-bedroom, and four 2-bedroom units.

Design Review Committee (DRC)

The DRC reviewed the design for conceptional review at its July 13, 2022, meeting and for final review at its September 14, 2022, meeting. In response to conceptual review feedback, the applicant updated design of the third story stepback by removing roofed areas of the center decks on the third story prior to final DRC review.

Additionally, the applicant was asked to move some of the plant units in the second story courtyard closer to the eastern end of the courtyard. The Committee recommended approval (4-0 vote) to the Town Council with no conditions of approval. During discussion for final approval, the Committee gave positive feedback specifically for use of natural materials, landscaping plan, building articulation and massing, engaging entrances, and a vibrant pedestrian experience (see above Landscaping section for additional discussion of DRC on second story courtyard).

Public Comment

At the time of this report, Staff has received written and verbal public comment from property owners within 200' of the proposed development who received mailed public notices as well as neighbors outside of the public notice radius. The majority of public comment concerned increase alley use, traffic impact on N. Millward Street, building massing, and environmental impact to Flat Creek. More detailed written comment expanding on those categories was also received and is attached to this report. Staff conducted one in-person meeting with two property owners upon their request.

One public comment questioned the accuracy of the applicant's property survey which this Staff addresses in above section "Existing Structures at 235 N. Millward Street."

Regarding public comment, Staff finds that, as conditioned, the proposed development meets the requirements of the LDRs. Neither a traffic study nor an environmental assessment is required or recommended for the project. Infrastructure improvements and engineering requirements typical of similar projects will review proper drainage and erosion control that does not cause adverse impacts to neighbors, the alley, or Flat Creek. This project does not trigger any other special LDR requirements so no additional requirements or studies are proposed by Staff.

Comprehensive Plan & Priority Alignment.

Development Plan. A Development Plan proposal may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Complies The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO). Additionally, Staff has no information indicating further requirements should be imposed on the development due to its proximity to Flat Creek or the presence of certain protected areas, habitats, or species.

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, Staff finds that the proposed project will not have significant impacts on public facilities and infrastructure. This application was reviewed by the Police, Public Works, Parks and

Recreation, and Fire/EMS departments and no department found the project to have significant impacts that would reduce the current level of service they provide or require significant additional resources.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed this Development Plan for final review on September 14, 2022, and recommended approval to Town Council with no conditions.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, Staff finds that the application meets all standards of the LDRs and other Town Ordinances. The project conforms to standards and conditions of Administrative Adjustment P22-252 applicable under LDR Section 8.8.2.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. There are no other prior applicable permits or approvals.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of Staff time to review this Development Plan, including associated Administrative Adjustment request (P22-252), response to public comment, research, and report drafting is approximately 55 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Public Comment

Suggested Motion.

I move to **recommend approval** to the Town Council of Development Plan P22-253 for a new 3-story mixed-use building at the property addressed 245 and 265 N. Millward Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated January 18, 2022.

1/12/2023

Town of Jackson Project Reviews

Project Number	P22-253	Applied	10/17/2022	KP
Project Name	Dev. Plan -245-265 N. Millward	Approved		
Type	DEVPLAN	Closed		
Subtype	PHYSICAL DEVELOPMENT	Expired		
Status	STAFF REVIEW	Status		
Applicant		Owner	245 265 MILLWARD LLC	
Site Address		City		State
265 N MILLWARD STREET		JACKSON		WY
				Zip
				83001
Subdivision		Parcel No		
JACKSON ORIGINAL-TOWNSITE		22411628405003		

Type of Review Notes		Dates			Remarks
		Sent	Due	Received	
Building	APPROVED W/CONDITI	12/23/2022	1/6/2023	1/5/2023	
(1/5/2023 12:41 PM KS) All work must conform to the most current adopted building codes of the Town of Jackson. All modular buildings being shipped to Jackson must be inspected on site by an approved 3 party inspector and all aspects of the the construction and the town must be copied on all inspections within 72 hours of the required inspection sign off by the 3rd party, no exceptions. The structures cannot be shipped into the Town of Jackson until all inspections have been sent to the Town and approval of the structures have been made by the 3rd party and the Town of Jackson.					
Fire	APPROVED W/CONDITI	12/23/2022	1/6/2023	1/5/2023	no additional comments.
Joint Housing Dept	APPROVED W/CONDITI	12/23/2022	1/6/2023	1/12/2023	see notes
See review comments from 11/17/22					
Application has revised floor area, unit numbers and unit types, so Planning Dept. will confirm compliance of revised proposal with both 2:1 Workforce Housing Floor Area Bonus tool and Affordable Workforce Housing exemptions and credits to affirm that no housing mitigation is required. The applicant has not demonstrated compliance with Housing Dept Livability Standards for each of the housing units to be restricted for Workforce, but did note that, "All Unit Plans submitted for Building Permit will comply" in response to my previous comments. This must be confirmed in writing by Housing Dept after review of scaled floor plans and Livability Standards QuesTionnaire before a Building Permit can be issued.					
Planning	APPROVED W/CONDITI	12/23/2022	1/6/2023	1/12/2023	

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

(1/12/2023 3:59 PM KP)

General Conditions of approval

1. Prior to review by Town Council, applicant modify site plans to include 6' fencing placed along the northern and southern property lines to provide screening for utilities and the parking facility. Staff recommends the location of such screening to begin 1' setback from the rear property line and carried eastward to a point where the parking facility is screened from view.
2. Prior to certificate of occupancy, the applicant is required to pave the unpaved portion of adjacent alleyway from W. Gill Avenue to the northern boundary of 265 N. Millward Street to a standard that meets or exceeds the paving standards of the Town.
3. Prior to the Town Council review, the applicant shall modify their parking plan or floor plan to be consistent with the allowed reduction of three parking spaces in order to meet the LDR requirement for parking standards.
4. Prior to certificate of occupancy, a Public Access Easement must be approved by the Town of Jackson and recorded with the Teton County Clerk.

Site design

- Staff recommends additional U-racks be installed within the furnishing area of the pedestrian frontage to better serve commercial patrons.
- Prior to Town Council review, adequate snow storage location shall be called out on site and landscape plans. Please show consistently (location and amount) across all appropriate plans.
- Previous Planning Staff review noted that utilities in northwest portion of lot (transformer and power vault) would be treated as structures if greater than 4' in height. During subsequent research, Staff finds treating utilities in this manner is uncommon and will not be required. Please note condition of approval requiring fence screening for utility (and parking facility). Staff recommends the location of such screening to begin 1' setback from the rear property line and carried eastward to a point where the parking facility is screened from view. Final location of transformer and power vault, meeting Lower Valley Energy industry standards and requirements, shall be approved with Town prior to building permit submittal.

Parking and parking facility

- Revise parking number or floor plans per condition of approval above. Reference P22-252 Parking Administrative Adjust approval for 3 instead of 4 spaces.
- Previous Planning Staff review noted that support columns may not encroach the minimum parking space width in parking facility. During subsequent research, Staff finds the LDRs and Resolution 09-25 do not specifically address column encroachments. Planning Staff notes columns may encroach space width of standard spaces, however, staff highly recommends compact and ADA spaces remain free from encroachments as currently shown on plans.
- Updated project submittal removed shared parking proposal. Because no shared parking is proposed, the applicant is no longer required to submit a Parking Management Plan.

See Reference Planning Commission Staff report P22-253 dated January 18, 2023

Public Works	APPROVED W/CONDITI	12/23/2022	1/6/2023	1/10/2023	see notes
--------------	--------------------	------------	----------	-----------	-----------

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

(1/10/2023 5:00 PM JSIL)

Pre-Ap Comments – Approved with Conditions

P22-253

ADDRESS: 245-265 N Millward

OWNER: 245 265 Millward LLC c/o Kaikoa LLC

APPLICANT: Northworks Architects

1/10/2023

Jeff Silliman, Brian Lenz 733-3079

DATE OF SUBMITTAL: 1/10/2023

DATE OF MATERIALS: Submittal: 12/23/2022; Arch: 11/14/2022; Civil 12/23/2022

REVISION NO.: 01

The engineering division has reviewed your application for a Development Plan submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL

- 1) All accessible routes shall be ADA compliant.
- 2) Public Access Easement may be needed for sidewalk prior to certificate of occupancy.
- 3) Cranes located on or swinging above the public way require a Crane Agreement prior to installation.
- 4) Any encroachment of the building or shoring into the public way requires an Encroachment Agreement prior to installation.
- 5) All construction shall be completed without extended closure of the adjacent travel and bike lanes and the alley.
- 6) Public Works concurs with the applicant's statement within the application that the alley be paved. Coordinate limits of paving with Public Works prior to building permit submittal.
- 7) All buried franchise utilities shall be buried towards the outside of the public way. Private dry utilities within the public way require a utility location agreement with the Town.
- 8) All sewer and water services not planned for re-use shall be abandoned at the main.
- 9) The existing curb and flowline shall be reconstructed to provide uniform drainage between points of connection and correspond with the existing street grades. Grading to accommodate access to the structure should take place between the sidewalk and the building and within the building.
- 10) Provide a striping and signage plan for the right of way that does not conflict with proposed landscaping with the building permit.
- 11) Stormwater runoff shall comply with the land development regulations.
- 12) The proposed stormwater treatment system shall be designed to provide access for equipment to maintain the treatment units.
- 13) Provide offsite erosion control as necessary to reduce erosion and attendant pollution.
- 14) Provide Appendix IV to the Engineering report including water modeling information. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.
- 15) Provide maps of stormwater basins and demonstrate conformance with the modified rational method. Total Pre and post development areas are not the same.
- 16) Sewer and Stormwater: Provide a modeling analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
- 17) The developer shall be required to pay for upgrades to streets and utilities to serve the development.
- 18) Offsite use, storage, fencing, and posting shall comply with the Town's Land Development regulations.
- 19) The Town may award a bid to reconstruct the sewer within the alley. Project shall coordinate with the Town's project and provide for alternative points of access during sewer construction.
- 20) Responses to previous comments as noted, will comply, etc. shall be addressed with the building permit.

MILLWARD STREET APARTMENTS

DEVELOPMENT PLAN RESUBMISSION

JANUARY 12, 2023



NORTHWORKS

KAIKOA
LLC

MATAROZZI
PELSINGER
BUILDERS

TABLE OF CONTENTS

- 01 COVER LETTER
- 02 APPLICATION
- 03 LETTER OF AUTHORIZATION
- 04 PROJECT NARRATIVE
- 05 RESPONSES TO FINDINGS
- 06 LDR COMPLIANCE
- 07 HOUSING MITIGATION PLAN
- 08 DRAWINGS
 - ARCHITECTURE
 - LANDSCAPE
 - CIVIL
- 09 CONSTRUCTION MANAGEMENT PLAN
- 10 ENGINEERING REPORT

01

COVER LETTER

NORTHWORKS

Paul Anthony
Planning Director
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

January 12, 2023

Re: Development Plan: 245 & 265 Millward Street

Dear Mr. Anthony,

Please accept this updated Development Plan application for the redevelopment of the property located at 245-265 N. Millward Street. Included in this application are the following items:

1. Cover Letter, with Responses to the 11/18/22 Town of Jackson Project Reviews
2. Application
3. Letter of Authorization
4. Project Narrative
5. Responses to Findings
6. LDR Compliance
7. Housing Mitigation Plan
8. Drawings – Architecture, Landscape, & Civil
9. Construction Management Plan
10. Engineering Report

The proposed project implements the goals noted in the Jackson/Teton County Comprehensive Plan. It conforms with the Town of Jackson land development regulations and design guidelines.

The project is a mixed-use building totaling approximately 41,000 square feet including commercial space at the street level and two additional levels of residential units. Upon completion, the project will provide the city with 52 additional housing units in an elegant structure with a planted green roof.

Please note that the basement floor has been removed from the project for this resubmission, and thus the parking calculations and workforce housing calculations have been revised.

Please notify me with any questions you may have. We look forward to working with you on this project.

Sincerely,



Kimberly Daul
Project Architect, Northworks Architects

P22-253 Dev. Plan Project Reviews

Northworks responses in red.

Building Dept. (10/27/2022 8:56 AM KS)

The structures must meet the current adopted building codes of the Town of Jackson at the time of permit submittal. **The project will meet all adopted building codes.**

Fire Dept. (10/18/2022 12:55 PM KP)

Lisa Potzernitz email

Project will be subject to:

- NFPA 13 (2019) – Standard for Automatic Sprinkler Systems. A stamped set of automatic sprinkler and fire alarm plans will be submitted to this office for review and approval prior to any work being done. Rough-In, testing and final inspections of the life safety systems can be scheduled through this office. **Plans will be submitted prior to any work being done.**
- NFPA 101 (2021) – Life Safety Code
- International Fire Code (2021)
- Chapter 5, Fire Service Features
- Chapter 6, Section 604, Elevator Operation, Maintenance and Fire Service Keys
- Chapter 9, Fire Protection & Life Safety Systems
- Chapter 10, Means of Egress
- NEC (2020) including emergency lighting specific to short term rental property

All above codes will be met.

Housing Dept. (11/17/2022 12:55 PM KM)

The applicant is requesting approval of a Development Plan for approximately 46,000 square feet of mixed-use development in a three-story structure on four Town lots. The first floor is to be composed of commercial space and covered parking, and the second and third floors are to be composed of six short-term rental units and 46 apartments. **Note that in this resubmission, the basement has been eliminated. The project is now approximately 41,000 square feet, and the residential floors now include 39 apartments (15 restricted to workforce) and 13 short-term rental units.**

Affordable Workforce Housing Standards:

The applicant asserts that credits for employee generation from existing uses on the site exceed the housing mitigation requirement for the proposed development and use. If affirmed by Planning Staff, no housing mitigation is required. If not, any required housing mitigation shall follow the amount and type standards specified in LDR Sections 6.3.3 and 6.3.4 and shall be subject to the recommended conditions of approval listed below.

Workforce Housing Floor Area Bonus:

The applicant proposes using the Workforce Housing Floor Area Bonus tool to obtain additional unrestricted residential Floor Area in exchange for permanent restriction of some dwelling units for Workforce occupancy. Of the 46 proposed apartments, 18 will be permanently deed restricted for Workforce occupancy. The Workforce units are identified in the unit mix plans included in application

materials, but floor plans are not labeled and scaled to make a clear confirmation that all unit types meet Livability Standards. Based on my initial inspection with an approximated scale, proposed floor plans meet Livability Standards with the following exceptions that must be addressed prior to finalizing building plans for Building Permit application submittal:

All Unit Plans submitted for Building Permit will comply with the below requirements.

Unit 1, One-bedroom, Accessible:

- The kitchen area is small (approximately 76 sf), but the adjacent entryway closet provides additional storage and potential pantry space. For accessibility, please extend the entryway closet doors across the 7' closet frontage and install a built-in shelving system to accommodate jackets/boots, convenient storage of household and kitchen items, as well as linens since individual linen closets are not provided.
- Sink must be 30" minimum width.
- Functional furniture layout must include space for dining area that seats at least two people.

Units 2-6, 9-12, 15-18, Studio:

- The kitchen area is small (approximately 74 sf), but the adjacent entryway closet provides additional storage and potential pantry space. For accessibility, please extend the entryway closet doors across the 6' closet frontage and install a built-in shelving system to accommodate jackets/boots, convenient storage of household and kitchen items as well as linens since individual linen closets are not provided.
- Must have minimum 4' lineal upper cabinets in kitchen.

Unit 7, Two-bedroom:

- Must have minimum 6' lineal upper cabinets in kitchen (or include cabinet storage in kitchen island).
- Please include functional furniture layout that demonstrates minimum four-person seating dining area.
- Bedroom closets are between 4-5' width where 6' is required. There also are not individual linen closets Consider options to expand bedroom closets and add individual linen closets. Alternatively, please extend the entryway closet doors across the 8' entryway closet frontage and install a built-in shelving system to accommodate household items with hooks and shoe storage installed on the wall across from the entryway closet.

Unit 8, Two-bedroom:

- Please label closet in kitchen (I think this is washer/dryer?) and rectangles in entryway/kitchen (cabinets and counters maybe? Built-ins?)
- The first bedroom is small (only 85sf including closet) and the closet is smaller than the required 6' wide dimension. For accessibility and storage, please extend the entryway closet doors across the 8' closet frontage and install a built-in shelving system to accommodate both jackets/boots and convenient storage of household items. Also consider adding built-in shelving or linen storage in bathroom to increase storage options for first bedroom.

Unit 13, Two-bedroom:

- Bedroom closets do not meet 6' minimum width requirement and there are no individual linen closets, but the entryway closet provides additional storage. For accessibility, please extend the

entryway closet doors across the 7' closet frontage and install a built-in shelving system to accommodate both jackets/boots and convenient storage of household items and linens.

Applicable to all restricted units:

- Parking: each restricted unit needs access to at least one parking space on site.
- Additional storage: please identify where additional storage for large and/or outdoor items is located for each unit (40 sf for 2bdrms, 30sf for 1bdrms, 25sf for studios) by labelling lockers and their sizes.
- Countertops must be new, durable and cleanable material.
- Appliances must be new Energy Star, UL listed with 1-year warranty.
- Please label cubic capacity of each refrigerator and ensure that each meets minimum capacity for applicable unit type.
- Garbage disposals are required in restricted units if they are included in market (unrestricted) units.
- Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty. Water resistant (no carpet) permitted in kitchen and bathroom.
- No visible mechanical features or fuse boxes in living/dining areas.
- At least one window in each living/dining and bedroom must open.
- Bedroom closets must include installed shelf over rod.
- Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.
- Noise mitigation material must be installed in shared walls, ceilings, and floors
- Please label the enclosed spaces in each unit as mechanical or applicable use so they are not mistaken as closets.

All Unit Plans submitted for Building Permit will comply with the above requirements.

Process & Conditions of Approval:

The following conditions of approval are recommended by the Housing Department to be included upon approval of this Development Plan.

1. Required components of livability. Each required Workforce housing unit shall include, at a minimum, the components of Livability Standards required by Sec. 2-3 of the Housing Department Rules and Regulations.

Prior to applicant's submittal of Building Permit,

- ☐ the Livability Standards Questionnaire (<https://www.tetoncountyywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
- ☐ a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.
- ☐ a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.

Prior to issuance of Certificate of Occupancy,

- ☐ the Housing Department shall inspect the site to ensure units were built to approved plans.

2. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property

shall be subject to a deed restriction for Workforce housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.

Prior to issuance of Certificate of Occupancy,

- ☐ a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees.
- ☐ the leasing agent or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

The requirements above will be met.

Thank you for the opportunity to review this Development Plan. Please contact me with any questions.

Parks and Rec (11/15/2022 12:58 PM AL)

- Provide "native shrub" selection for Millward streetscape. **Plant Species have been added to L0.3 and L4.0.**
 - Would like to see a tree pit detail. **TOJ standard tree pit detail has been added to L5.1.**
 - Notification of clearance requirements for 5' wide clear zone on sidewalks and potential impacts/trimming requirements of species selection. **Sidewalk shown on all sheets have been updated to comply with TOJ standards. Shrubs and perennials are set back against building in raised planters and should not impact clear zone.**
-

Planning Dept. (11/17/2022 8:28 AM KP)

General

- Update narrative to reflect unit number of 46 rather than 44 units. Please update this unit count anywhere else it is misstated in application packet. **Updated in Narrative.**
- Confirm Gross Site Area and update throughout if needed. L0.6 shows 29,100.6 sf and FAR calculations reference 28,000 sf. Historic plat shows 4 lots x 140' x 50' = 28,000 sf. **Updated in narrative, civil, and landscape drawings to reflect the correct Gross Site Area of 28,076 SF. This is from Nelson's survey, which notes the areas of the lots being combined (Lots 3-5 are 21,014 SF and Lot 6 is 7,062 SF = 28,076 SF).**
- Verify floor area calculations for Commercial spaces (retail/office) in terms of housing mitigation and parking calculations. Commercial floor area devoted to circulation, storage, mechanical etc. should be included in those numbers. For example, Pg 29 of submittal packet (housing mitigation calc) and pg 23 (parking calcs) reference Office 3,391 sf and retail 5,132 sf (total 8,523 sf). However, Pg 22 Floor area Summary shows total Commercial space of 8,523+1,224 = 9,747 sf. Apply in calcs where needed. **Updated in LDR Compliance.**
- Trash & recycling enclosure required. Revise plans to show location of trash enclosure or call out location if currently present. **Updated on A1.01, which shows two new walls to the west of the trash area (parallel to the alley) that will screen the trash and recycling from view. We believe that adding additional screening walls and/or doors/gates to access the trash enclosure will make it exceedingly difficult to roll away the dumpsters out for trash pickup. We have designed an ADA accessible path for approaching the dumpsters and believe that adding gates to screen them at the front will make it more difficult for a disabled person to take out the trash.**

- Planning Dept. highly suggests incorporating screening between the parking facility and side property lines. Consider fencing or landscaping options. **Planted areas have been extended along the north and south property lines, as shown in A1.01 and L0.3 and L4.0. The strips of planting will only stop at (a) the transformer area at the north; and (b) the bike parking area at the south.**
- Planning Dept. highly suggests incorporating information on exterior lighting plan. **Reflected ceiling plans and cut sheets of potential light fixtures have been added; see A1.61-63.**
- If transformer in northwest corner is over 4' it must adhere to structure setbacks. **We have coordinated the transformer and power vault location with LVE per their desired setbacks: 3' from the alley and 2' from the north property line. Our transformer will likely be 6' tall; however we believe that requiring it to adhere to structural setbacks would require us to redesign the building entirely, since the current building envelope meets those setbacks and the transformer cannot be located under the concrete podium. We believe the location shown on A1.01 is sufficient, and can be further screened with fencing if desired.**
- Transformer door may not swing into the alley right of way. Planning / Engineering may require at least a 2' setback to accommodate access. **Transformer location was revised for transformer door to not swing into alley. Items were coordinated with LVE. The transformer is set back 3' from the alley and 2' from the north property line.**

(Added 11.18.22) - Floor Area Summary Table unit descriptions (1 and 2 bedroom) do not match floor plans which show predominately studio units. Update all tables, references, narratives etc. to accurately reflect number of studio, 1-bd, and 2-bd units proposed. **Updated in LDR Compliance.**

Lot Standards – Building setbacks

- Revise plans to show dimension for distance between eastern property line and building. **Updated on A1.01.**
- Revise plans to show distance between existing “encroaching building” to the south and the proposed structure on 245 / 265 N. Millward. **Updated on A1.01.**

Lot Standards – Landscape

- LSR calculations (L0.6) appear to be calculated off “proposed structures” instead of Gross Site Area. Revise LSR calcs to base off gross site area. **Correct LSR calculations have been provided on L0.3, L0.4 and L4.0.**
- Landscape plan and LSR calcs will need to update to accommodate wider sidewalk and furnishing area required by “Trees-in-grates”. **All site plans have been updated to reflect the TOJ sidewalk and furnishing requirements for trees in grates.**
- Check landscape and site plans for consistency. Landscaping shown on landscape plans near alley corners but not shown on site plan. **Site and landscaping plans have been coordinated.**

Bulk Standards –

- Show dimensions on “first floor plan” and “second floor plan” (pgs 35-36 of packet submittal) for calculations that min 70% of lot width has ground and 2nd story building façade in primary street setback range (0'-10' as measured from back of pedestrian frontage). Similar to how stepback is shown on page 37 third floor plan. Calculated by dividing the façade width located in the specified setback range by the width of the lot. **Updated on A1.01, A1.02, and A1.03.**

Form Standards –

- Pedestrian Frontage – Sec. 2.2.1.C.2 Trees in grates – Revise plans to show required dimensions for sidewalk and hardscape minimums. Trees in grates requires planting area of min 5' width (4' is shown) and clear sidewalk min of 6' (5'-4 1/16" is shown). Back of curb 13.5' is met. Note: landscape plan will need to update to reflect these changes and LSR calcs. **Site plans have been updated to reflect the Trees in Grates Requirements for pedestrian frontage. Updated LSR calcs have been provided on L0.3, L0.4 and L4.0.**
- Building Frontage (Shopfront vs. Office Frontage). Revise LDR compliance table to select only one (it is not tied to use) and to list subcategory compliance, specifically story height, transparency, blank walls, ped access. Revise elevations and floor plans to call out subcategory compliance (for frontage type) such as transparency requirements. May be similar to applicant providing stepback calcs on pg 37 of submittal packet. **Updated in LDR Compliance table and in architectural plans and elevations. See A2.00 for façade calculations.**

Parking Facility (See LDR section 6.6.2 and Resolution 09-25 (Underground Parking))

- Walkways in parking facility must be a min of 4' for ADA adjacent walkways (3' shown). It is suggested that other walkways not serving ADA spaces also be a min of 4'.
- It appears parking calculations do not accurately capture total commercial SF. Circulation, mechanical, storage sf devoted to commercial uses are accounted for in sf used for parking calcs. Revise parking calculations to include this SF. Staff calculates total parking requirement is increased from 84 (applicant) to 87 spaces. **Addressed in LDR Compliance, Parking and Loading Standards.**
- Revise plans to show dimensions of on street parking spaces. **Updated on A1.01.**
- Revise plans to show dimensions of shorter compact parking spaces. **Updated on A1.01.**
- Please verify consistent dimensions for parking spaces in parking facility. It appears dimensions vary across different plans. **Updated on A1.01.**
- Revise ADA van space to be 8' wide with min 8' adjacent aisle. (11' + 5' shown). **Updated on A1.01.**
- Revise plans to account for pillars near parking spaces and show dimensions. Required width of parking spaces does not include structural pillars. Spaces with encroaching support pillars must be wide/long enough to capture the encroaching pillars plus the minimum required width or length of parking space. **Per latest feedback via email, we have updated the plans such that some columns encroach partway into the typical 9'-0" parking spaces, but not into any compact or ADA spaces.**
- Maximum of 8 compact parking spaces are allowed for parking plan with total of 54 onsite spaces. 9 are shown. **On A1.01, the column grids and parking layout were updated so that we now only have 7 compact spaces.**
- Update all plans (civil, landscape, architecture) to consistently show location of ADA and compact spaces. **Updated architecture, civil, and landscape sheets. See A1.01.**
- Applicant may apply parking facility dimensions provided in Resolution 09-25 for covered parking facilities. Applicant may choose to adjust plans to reflect Resolution 09-25 standards. **Updated on A1.01.**
- Revise plans to include 2' wheel stops at minimum for any parking space where vehicle overhang would impede amenities like walkways, storage locker doors, or bike rack (etc.). Planning Dept. suggests adding 2' wheel stops for all parking spaces. **Updated on A1.01.**

Parking Management Plan

- Include a Parking Management Plan with resubmittal. Staff believes there will be parking management challenges for the building that should be addressed as part of the Development Plan review, particularly with shared parking and a proposed administrative adjustment. A Parking Management Plan should include (1) which residential, lodging, and commercial units will have dedicated onsite parking (2) which units will have shared parking (3) hours of shared parking or example of daily schedule (ex: what hours will residents be able to park in shared spaces) (4) how enforcement will work (5) how management information is shared with residents/commercial units (6) what signage will be used (7) any aspects of flexibility (ex: what will happen if a resident with shared parking is out of town for a week and needs to leave car in the parking facility?) **Parking Management Plan has been added to LDR Compliance section.**

Housing Mitigation and Livability

- See draft Affordable Workforce Housing Mitigation Calculator provided by Planning Dept. Existing uses must be verified for use as “credit”. Existing Apartment use does not offer a credit. Proposed Retail and Office floor area should include circulation, mechanical, storage etc. space. Verify floor area numbers. **Housing Mitigation Plan has been updated.**
- See forthcoming additional review comments from the Housing Department. **Will comply.**

Public Works Dept. (11/10/2022 12:09 PM JSIL)

Pre-Ap Comments - SUFFICIENT

P22-253

10/27/2022

Jeff Silliman, 733-3079

The engineering division has reviewed your application for a [PERMIT TYPE] submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency.

PROJECT SPECIFIC COMMENTS

- 1) Civil sheets do not match architectural sheets for parking dimensions. Parking spaces accessed from alley should have 22' minimum depth. **See A1.01 for dimensions of parking spaces. Removed from civil drawings.**
- 2) Show that ADA routes and sidewalks meets slope requirements. **Slopes are provided for ADA routes and sidewalks in Civil Drawings.**
- 3) Public Access Easement may be needed for sidewalk. **Will comply.**
- 4) Crane Agreement may be required. **Contractor will provide if required.**
- 5) Encroachment agreement may be needed for Shoring. **Contractor will provide if required.**
- 6) Construction Management Plan may require council approval. **Noted.**
- 7) Provide route map for various stages of construction for deliveries to and from staging area at Cache/Snow King Ave. **Route map added to last page of Construction Management Plan.**

- 8) Public Works recommends that the applicant/developer be required to pave the unpaved portion of the alleyway, from West Gill Avenue north. Coordinate limits of paving with Public Works prior to building permit submittal. **The applicant will work with the Town to coordinate alley paving.**
- 9) Capacity fees will be assessed at the building permit review process. **Noted.**
- 10) If irrigation system planned include type of backflow preventer, location, and whether irrigation will be metered separately from domestic. **See detail 3/C3.2 for irrigation schematic. Drip irrigation will be used for all planted areas. Irrigation will *not* be separately metered; there will be one meter for domestic and irrigation. Backflow preventer will be shown on mechanical plans. Irrigation plan to be design-build by contractor.**

TOJ CODE:

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. **See sheets C4.0-C4.2 for grading plans meeting ToJ Code 5.7.2-5.7.3.**

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section. **See sheets C4.0-C4.2 for grading plans meeting ToJ Code 5.7.2-5.7.3.**

5.7.4 Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section. **See sheets C3.0, C3.4, & C3.5 for stormwater design meeting 5.7.4 and see engineering report for stormwater calculations**

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section. **Route map to prefab module storage near Snow King has been added to CMP.**

6.4.3 Noise: Provide a statement to address compliance with this section. **Updated in CMP.**

6.4.4 Vibration: Provide a statement to address compliance with this section. **Updated in CMP.**

7.7 – REQUIRED UTILITIES

7.7.2 Potable Water Supply:

1. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, AWWA M22 method, or other Town Engineer approved source. **See Engineering Report water system and Appendix III for design calculations.**
2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side. **No easements are required.**
3. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system. **See Exhibit 1 - Fire Flow Exhibit - for modeling results of fire flow.**
4. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations. **State regulations are not applicable to water services;**

however, design is compliant with DEQ regulations. See sheet C3.2 for metering and backflow prevention and location.

5. State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit. See sheet C3.0 for connection to ToJ public water system. All water facilities on property are privately owned in accordance with ToJ title 13.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source. See Engineering Report sewer system and Appendix III for design calculations.
2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side. No easements are required.
3. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities. See Engineering Report water system and Appendix III for design calculations.
4. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion. See sheets C1.0-C4.2 for compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion. Plans were prepared by licensed professionals and design is compliant with state regulations. All plans and details are compliant with Town of Jackson standards.

(END OF COMMENTS)

02

APPLICATION



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Millward Workforce Apartments
Physical Address: 245 & 265 N. Millward St., Jackson, WY 83001
Lot, Subdivision: Lot 3-4-5, Blk. 2, Jackson (MOS T-26D) PIDN: 22-41-16-28-4-05-003

PROPERTY OWNER.

Name: 245 265 Millward LLC C/O Kaikoa LLC (Stuart Suna) Phone: 718-310-7724
Mailing Address: 3610 N Moose-Wilson Rd, Wilson, WY ZIP: 83014
E-mail: stuartsun@gmail.com

APPLICANT/AGENT.

Name: Northworks Architects & Planners, LLC Phone: 307-201-5324
Mailing Address: PO Box 4207, Jackson, WY ZIP: 83001
E-mail: ajanak@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
☒ _____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P22-097 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent
Adam Janak, Northworks Architects and Planners LLC

Name Printed

09/15/2022

Date
Partner

Title

03

LETTER OF AUTHORIZATION



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 4/12/2022

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : STUART SUNA, MANAGER

Being duly sworn, deposes and says that 245 265 Millward LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 245 and 265 N. Millward St.

Legal Description: Lots 2-3-4-5, Block 2 Original Town of Jackson, Plat 100

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Northworks Architects and Planners, LLC

Mailing address of Applicant/agent: PO Box 4027 Jackson, WY 83001

Email address of Applicant/agent: ajanak@nwks.com

Phone Number of Applicant/agent: 307-201-5324

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☒ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☒ Demolition Permit ☒ Other (describe) Pre-Application Conference

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

MANAGER LLC

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by STUART SUNA this 12TH
day of APRIL, 2022. WITNESS my hand and official seal. MANAGER, 245 265 MILLWARD LLC

George P. Putnam
Notary Public

11/15/2024
My commission expires:



04

PROJECT NARRATIVE

NORTHWORKS

Millward Street Apartments Project Narrative

Overview:

The proposed project is located at 245 & 265 N. Millward Street, one block north of Miller Park and one block east of Flat Creek. For purposes of this application, we are referring to the project as “Millward Street Apartments” or “MSA”. MSA will be a mixed-use building with ground floor commercial space and apartment units on the second and third floors.

Existing Site:

The site currently has existing structures including a motel-style apartment building and a one-story residence, to be demolished and/or relocated. Another residence to the south of the property encroaches approximately 1 ft. into MSA’s property line, plus an encroaching carport. The proposed building is designed to accommodate the building encroachment from the south while the encroaching carport and fence will be relocated to allow full use of the site.

Program:

The approximately 42,000 square foot project will include commercial space at the ground floor. On the second and third floors above, 52 prefabricated modular apartments will include a mixture of studios, one and two-bedroom units. Each apartment unit will have access to a private balcony, facing either Millward Street, the central courtyard, or towards views to the north and south. The building will utilize the Town’s 2:1 workforce housing floor area bonus tool to construct 39 apartments (15 restricted to workforce) in addition to by-right commercial space and 13 short term rental units.

The project meets the town’s landscape requirements via the inclusion of planted areas primarily along Millward Street, and notably at a Level 2 green roof courtyard. The green roof will feature a rolling topography and raised tree planters, which will be visible to enjoy from the street, in addition to enhancing the quality of the central apartment units. At street level, raised planters and benches enliven the streetscape.

On-Site parking is located at grade, fully shielded from view from Millward Street and accessed via an alley that runs parallel to Millward along the rear of the building. The project proposes 54 parking spaces on-site, which requires an administrative adjustment to reduce on-site parking by 4 spaces (6.9% reduction). 12 parking spaces for the commercial floor area will be provided through a combination of on-street (9) and shared spaces (3) on-site with residential uses.

Conclusion:

This Development Plan application complies with the Town of Jackson Land Development Regulations, Design Guidelines, and applicable provisions of the Jackson/Teton County Comprehensive Plan. The proposed development received unanimous approval from the DRC on September 14, 2022.

05

RESPONSES TO FINDINGS

NORTHWORKS

Millward Street Apartments

Findings

The following six findings for Development Plan approval per LDR Section 8.3.3.C can be made as follows:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;

Complies. The proposed project lies within District 2: Town Commercial Core, articulated in the Illustration of Our Vision chapter of the Comprehensive Plan and as further identified within Sub Area 2.3 Downtown. The proposed development plan will support and promote a vibrant mixed-use pedestrian friendly environment where Commercial Residential-2 (CR-2) Zoning provides predictable guidance for streetscapes, pedestrian frontages, building frontages and parking. The project further allows realization of desired character-defining mix of building bulk and scale with a three-story building, architectural form. Pedestrian sidewalk and streetscape characteristics are proposed to include landscape planters and enhance the pedestrian experience. On-site parking will be screened from the primary street view with loading off the rear alley.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;

Complies. The properties do not lie within either the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO);

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;

Complies. The proposed project will not have significant impacts on public facilities and services. Currently there are 28 motel units, 5 rental apartments, and one detached residential use on the subject properties that connect to the Town of Jackson potable water distribution and wastewater collection systems. The proposed development will provide a mix of commercial development and residential rental units totaling 52 units (42 one-bedroom and 10 two-bedroom) with the building owner managing master leases to house seasonal and long-term employees of local businesses. The single building design will consolidate several sewer connections within the project to reduce connection points to the Town wastewater system. It is anticipated public transportation via START will be utilized by many seasonal tenants who will not have their own vehicles reducing overall traffic demands on town and county roadways. New utility connections to the Town of Jackson services will be incorporated as part of this project and the alley will be paved. Impacts to schools and parks will be minimal as the one and two-bedroom residential composition of the project will be less likely to be rented to larger families with multiple children. Impacts on police, fire and EMS facilities will not be significant as the proposed building design will improve on the current structures by providing fire sprinkler systems throughout the proposed building.

NORTHWORKS

4. Complies with the Town of Jackson Design Guidelines, if applicable;

Complies. All proposed development in this project complies with Zone specific standards for Design Guideline. The project has been reviewed twice by the Town of Jackson Design Review Committee and received favorable recommendation for approval on September 13, 2022.

5. Complies with all relevant standards of these LDRs and other Town Ordinances;

Complies. As fully articulated within the details of this application, the proposed development of the subject property into the proposed mixed use with all relevant standards of the Land Development Regulations (LDRs) for the Commercial Residential 2 (CR-2) zone as they stand as the implementation, in regulatory form, of the stated vision and desires of the Jackson/Teton County Comprehensive Plan adopted May 2012.

Further, the proposed project is consistent with other adopted Town Ordinances as included in The Municipal Code adopted by the Town Council through and including Ordinance No. 1319, dated June 21, 2022.

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Complies. The subject property has not received any applicable development permits or approvals related to the proposed physical development.

06

LDR COMPLIANCE

NORTHWORKS

Millward Street Apartments Zoning Compliance Verification

PROJECT INFORMATION

LOT 6, BLK. 2, JACKSON (MOS T-26D)
245 N Millward St
Jackson, WY 83001
PIDN: 22-41-16-28-4-05-004
Lot Size: 0.16 Acres (6,969.6 sf)

LOT 3-4-5, BLK. 2, JACKSON (MOS T-26D)
265 N Millward St
Jackson, WY 83001
PIDN: 22-41-16-28-4-05-003
Lot Size: 0.48 Acres (20,908.8 sf)

2.2.12. CR-2: COMMERCIAL RESIDENTIAL-2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0'	Yes
Side interior (min.)	ToJ LDR Section 2.2.12. B.1	5'	5'	Yes
Rear (min.)	ToJ LDR Section 2.2.12. B.1	10'	10'	Yes
Abutting protected zone	ToJ LDR Section 2.2.12. B.1	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.12. B.1	10%		Yes
Plant units (min.)	ToJ LDR Section 2.2.12. B.1	1/1,000 sf of landscape area		Yes
Parking lot (all uses)	ToJ LDR Section 2.2.12. B.1	1/12 parking spaces		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.12. B.1	4'		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.12. B.1	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.12. B.1	1'		n/a

NORTHWORKS

Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	n/a
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.12. B.1	30'		Yes
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.12. B.1	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.12. B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.12. B.2			Yes, see A1.01 & A1.02. Lot width = 200'-7"
% of lot width (min.)	ToJ LDR Section 2.2.12. B.2	70%	L1: 86% L2: 72%	L1 width = 173'-2" L2 width = 145'-3"
Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	30'		n/a
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.12. B.2			n/a
% of lot width (min.)	ToJ LDR Section 2.2.12. B.2	35%		n/a
Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	30'		n/a
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch $\geq 5/12$	ToJ LDR Section 2.2.12. B.2	46'		n/a
Height (max) if roof pitch $< 5/12$	ToJ LDR Section 2.2.12. B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.12. B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.12. B.2	2 stories or 24' min.	37' typ.	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.12. B.2	10'	10'	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.12. B.2	60%	60%	Yes
A building with only residential use that	ToJ LDR Section 2.2.12. B.2			n/a

NORTHWORKS

has at least 4 units is exempt from stepback requirement				
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.12. B.2	.46 + .34 for Lodging- .80 Total		Yes, see calculations in paragraph + tables below.
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.12. B.2			
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.12. B.2	2:1	2:1	Yes
3. Form Standards				
Pedestrian Frontage				
Trees in grates	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.C.2	6 spaced max. 40'	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.12. B.3	Ground Story Height: 12' min Upper Story Height: 9' min Ground Floor Elevation: 0'-2'	12' average 9'-4", 9'-6" Varies 6"-12" higher than T/curb	Yes; See A2.00 for calcs. Yes Yes; Levels 1A, 1B, 1C step down to align with sidewalk; See Civil drawings
		Transparency, Ground Story, Primary Street: 60%	60%	Yes
		Transparency, Ground Story, Secondary Street: 30%	n/a	n/a
		Transparency, Upper Story, Primary Street: 20%	L2: 23% L3: 25%	Yes Yes
		Blank Wall Area, Primary Street: 15' max	13'-9"	Yes
		Blank Wall Area, Secondary Street: 30' max	n/a	n/a
		Ped. Access Entrance: Req Entrance Spacing: 50' max	6 entries 47' max	Yes Yes
Office	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.2		n/a
Residential	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.3.		n/a
Lodging	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.4.		n/a
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.2.		n/a

NORTHWORKS

Tuck-under parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.4	Yes	Seeking administrative adjustment
Enclosed parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.5.		n/a
Underground parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.12. B.4	20'		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.12. B.4	25'		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.12. B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.12. B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.12. B.4	15'		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.12. B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.12. B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.12. B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.12. B.5			Yes
All fixtures		100,000		Yes
Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.12. B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.12. B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.12. B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				

NORTHWORKS

Number of signs (max)	ToJ LDR Section 2.2.12. B.7	3 per business per frontage	TBD	Yes
Background color	ToJ LDR Section 2.2.12. B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.12. B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR Section 2.2.12. B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.12. B.7			
Clearance (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.12. B.7	18" from back of curb		
Freestanding sign	ToJ LDR Section 2.2.12. B.7			
Height (max)	ToJ LDR Section 2.2.12.B.7	6'		
Setback (min)	ToJ LDR Section 2.2.12. B.7	5'		
Projecting sign	ToJ LDR Section 2.2.12. B.7			
Height (max)	ToJ LDR Section 2.2.12. B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.12. B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.12. B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.12. B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.12. B.7	(sec 5.6.1.)		
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.12. B.8			Yes
Stormwater Management (sec.5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.12. B.8			Yes

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit

NORTHWORKS

>13,800 sf	--	X	X	X		Sec.5.7.1.	n/a
Sign					X	Sec.5.7.1.	n/a

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)
Residential					
Attached Single-Family Unit	B	8,000	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$
Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	3.37/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	0.001197*sf

Div. 2.2.12.B.9 - Physical Development Permit Threshold

The proposed project includes approximately 13,505 sf. of by-right floor area (including associated circulation space). Per LDR Section 8.3.2, this by-right floor area is within the 6,900 - 13,800 sf. limit requiring a Development Plan. The gross floor area of the project is approximately 41,232 sf., including 27,728 sf achieved by employing the 2:1 housing incentive program. In accordance with LDR Section 7.8.4.C this additional floor area is exempt from calculations of physical development thresholds. The following table illustrates project by-right floor area by use for the purposes of calculating Development Permit thresholds.

By-Right Development Summary	
Gross Site Area	28,076 sf
Allowed FAR (.46)	12,915
Short Term - FAR Bonus (.34)	9,546
Total Allowed FAR	22,461
Proposed By-Right Uses	
By-Right Commercial	4,022
By-Right Short-Term Rental	7,814
By-Right Circulation	1,669
Total	13,505
Development Plan Threshold	13,800

NORTHWORKS

Div. 7.8.4 – Workforce Housing Incentive Program

The proposed project utilizes the 2:1 workforce housing incentive program as allowed for properties within the CR-2 zone district. The total workforce bonus floor area proposed is 27,728 sf., with 9,534 sf. allocated as workforce restricted apartments, and 14,266 sf. allocated as workforce unrestricted apartments.

The proposed restricted floor area of 9,534 sf. will be comprised of 10 studio apartments, 1 one-bedroom and 4 two-bedroom apartment units. These units will be subject to a workforce housing deed restriction for residential rental use to be recorded with the County Clerk prior to certificate of occupancy in accordance with standards of the Jackson/Teton County Housing Department. The proposed 14,266sf. of unrestricted floor area will be comprised of 13 studio apartments, 7 one-bedroom units and 4 two-bedroom apartment units. 3,928 sf. of workforce bonus space will be circulation within the building.

The following table shows required and proposed 2:1 workforce bonus allocation. Circulation space has been allocated to by-right and 2:1 space as shown on the attached floor area plans.

2:1 Workforce Housing Floor Area Bonus Allocation (sf.)		
Gross Building Floor Area	41,232	
By-Right Floor Area	13,505	
Total Workforce Bonus Floor Area	27,728	
	2:1 Allocation	Proposed
2:1 Bonus Workforce Restricted	9,242	9,534
2:1 Bonus Workforce Market	18,485	14,266
2:1 Bonus Workforce Circulation		3,928
By-Right Short Term Rental		7,814
By-Right Commerical		4,022
By-Right Circulation		1,669
Gross Building Floor Area		41,232

Table showing Floor Area Summary by type, refer to Floor Area Plans

Millward Street Apartments Floor Area Summary Table			
Floor Area by Type	Sq. Ft.	Bedrooms	Units
2:1 Bonus Restricted	10,443	9	15
Studio	4,950	--	10
1 BR	495	1	1
2 BR	4,089	8	4
Access & Circulation	772	--	--
2:1 Bonus Market	17,285	15	24
Studio	6,435	--	13
1 BR	3,813	7	7
2 BR	4,018	8	4
Access & Circulation	3,019	--	--
By-Right Short Term	9,337	6	13
Studio	4,455	--	9
1 BR	1,338	2	2
2 BR	2,021	4	2
Acess & Circulation	1,523	--	--
By-Right Commercial	4,022	n/a	n/a
By-Right Circulation / Access	146	n/a	n/a
Grand Total	41,232	30	52

NORTHWORKS

Div. 6.2 – Parking and Loading Standards

The proposed project will provide a mix of commercial and residential uses and provide parking in accordance with parking standards of the CR-2 Zone, Division 6.2. Parking and Loading Standards.

Table 1. shows 70.17 total required parking spaces for the proposed building uses. A total of 71 spaces are proposed to be provided. 13 (12.17 rounded up) spaces are required for planned commercial office and retail space and will be provided through a combination of 9 on-street spaces adjacent to the property on Millward Street and 4 spaces purchased through the Town's fee-in-lieu parking program. Fixed bicycle parking is proposed at several locations on the site for 18 bikes and exceeds the 2.6 required spaces for commercial uses.

Downtown Parking Fee-in-lieu – Level 1 (up to 5 spaces) cost per space: \$8,500

Proposed Fee-In-Lieu - 4 Spaces X \$8,500 = \$34,000

Table 1. also shows required parking for the proposed lodging – short term rental and residential apartment uses based on bedroom/floor area sizes. A total of 58 spaces including 3 disability spaces are required on-site for residential and lodging uses. As shown on the attached site plan, a total of 54 spaces (with 3 disability spaces) are proposed on-site. In compliance with LDRs, access is provided off the rear alley and all parking is set back 30 feet and screened from Millward St. by the street-facing commercial floor area. 17 spaces have direct access off the alley with the remaining 37 spaces accessed from a centrally located drive isle leading to two interior double loaded parking bays.

In accordance with Division 6.2.2.A.1, an Administrative Adjustment request is being made under separate application to the Planning Director to reduce the on-site required parking by 4 spaces (a 6.8% reduction). This request is being made due to physical limitations to the amount of on-site parking relative to efficient building space utilization and in light of the residential rental focus of the project geared toward long-term master leases with employers and an overall lower parking demand from tenants occupying the units. The project also benefits from proximity to services within the Town of Jackson and public START transportation.

Table 1. Required and Proposed Parking

Required Parking				Proposed Parking Plan				
Use	SF	Units	Spaces Required	Proposed On-Site	Fee-in-Lieu	On Street	Admin. Adjustment	Total Proposed
Commercial - Office	1,536		3.79		2	3		5
Commercial - Retail	2,486		8.38		2	6		8
Lodging - Short Term Rental								
Studio - <500 sf		9	9	5			4	9
1 BR - <500 sf		1	1	1				1
1 BR - > 500 sf		1	1.5	1.5				1.5
2- BR		2	3	3				3
Residential - Apartment								
Studio < 500 sf		27	27	27				27
1 BR - <500 sf		3	3	3				3
1 BR - >500 sf		1	1.5	1.5				1.5
2 BR		8	12	12				12
Total	4,022	52	70.17	54	4	9	4	71
* Includes 3 Accessible parking spaces								

NORTHWORKS

Off-Street loading is provided via the access drive isle (18' min. width) located off the alley with turn around access provided via the two parking access isles underneath the building.

Approximately 2,000 sf of parking and loading area will remain outside of the tuck-under parking limits. Snow storage is provided on-site within side yard setbacks to accommodate the required 2.5% (50 sf.) of uncovered parking and loading areas.

Vehicle Turning

Turning analyses were performed to show that a 2009 Ford Escape 4WD SUV can enter or exit a typical parking spot without making more than 3 turns. The 2009 Ford Escape is 14.55' long, 5.9' wide, and a turning radius of 19.79'.

The same analysis was performed for a Mercedes Sprint Van, which can also enter and exit in under 3 turns. The Mercedes Sprinter Van is 17.4' long, 6.5' wide, and a turning radius of 20.17'. This is similar to the dimensions of a Chevy Tahoe. All analyses were performed under slow speeds and turning on the spot was utilized.

Garbage Truck Turnaround

Garbage trucks will be able to back into the parking entry aisle up to 24 feet past the property line, and turn around to drive back down the alley, which was confirmed in a turning analysis diagram. The vehicle that was used to perform the analysis was a Hino 338 M Refuse Truck. A two-point turn was performed to properly turn the truck around. The Hino 338 M Refuse Truck is 27.88 long', 8' wide, with a turning radius of 27.4', and an overall body height of 10.75'. The clear ceiling height ranges from 12' to 14'.

Deliveries

FedEx delivery trucks are most likely to drop off packages along Millward Street. However, deliverers may also approach the building from the alley and cart deliveries up the access ramp and through the garage. Per a vehicle turning analysis, FedEx delivery trucks are also able to turn around in the alley at the parking entrance aisle. The vehicle used to perform the analysis was a Solo M850 SlimLine Bus, which is slightly smaller than the Hino 338 Refuse Truck.

NORTHWORKS

Design Guidelines

A. Public Space

Use – MSA incorporates open space using a variety of methods including an attractive pedestrian frontage along Millward St, recessed balconies at the second and third floors on all faces of the building, and a central green roof at the second and third level of inner courtyard.

In adherence with the Town of Jackson Land Development Regulations (TOJ LDRs), the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into each commercial space and ground floor access point for the residential units. The design of the building, particularly at the street level will support the future desired characteristics of the district noted as: "active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors."

Location – The two (2) common entries and lobbies from Millward Street provide efficient circulation space to the units above, amenities below, and interior access to the parking garage at the rear of the building.

Connections – The shared lobbies are connected to the pedestrian experience through two access points on Millward Street as well as from the parking garage at the north of the building. Each access point provides paths of circulation to common stairwells and elevators, which serve every unit on the second and third floors. The entries for the residential units and commercial spaces will prove to be activated by daily use and will increase the pedestrian activity throughout the building – not just from the private parking garage.

Scale & Variety – The massing of the building and the public spaces along Millward Street are maximized for commercial use and adequately sized to provide a comfortable pedestrian experience.

Screening – The design will use street trees along Millward Street to screen pedestrians from the street. Additionally, architectural and interior design features will support flexibility between privacy and daylighting.

B. Composition

Composition, Proportion, Rhythm, Surfaces & Massing – The design uses material changes and massing elements to create visual interest at the scale of the pedestrian, bicycle and automobile.

Sense of Entry & Place - Several aspects in the design of the building create a sense of entry and place. The entryways into each ground level commercial space and to the shared lobbies are highlighted by exterior landscape elements and recessed from the building facade provide a clear indication of entry, embrace the street, and support a general sense of procession into the building.

Adjacent Buildings – The composition of the building addresses the adjacent buildings with complimentary materials.

C. Massing

Mass & Height – The building mass and height are like that of the hotel across the street and those in the general vicinity. The design utilizes recessed entries, changes in building height, subtractive second and third story balconies and landscaping to break up the façades and give the building a human scale. The proposed building adheres to the height standards outlined by the TOJ LDRs – reinforcing a sense of appropriate scale within the existing neighborhood context and benefiting the pedestrian experience.

NORTHWORKS

Additive & Subtractive Massing – The building elevations have several areas where additive and subtractive massing methodologies are used. The ground level entries into the lobbies and commercial spaces along Millward St are recessed (subtracted) while the stairwells project further toward the street, creating depth (additive). Exterior terraces at the second and third levels are recessed along the sides of the building to create interest and a sense of layering along the visible elevations of the building. The central green roof bisects the entire building to subtract from the overall massing and provide natural light and balconies to non-street facing units.

Volume Complexity – The design of the building allows for the appropriate density on site and includes a variable building mass that clearly defines appropriate transitions from the public realm to the private. The differentiation of the building elevations on each of the public facades speaks to the differing programmatic requirements of the building and uses a variety of design elements, material and pattern relative to the specific frontage each elevation is addressing. While the Millward St façade engages the pedestrian in scale of access, the west façade is mainly comprised of structured parking for automobile access, and secondary vertical circulation to residential units above.

Roofs – The building will have flat roofs at varying elevations. All snow from roofs will be contained on and within the structure.

- D. **Street Wall** – The design of the building provides an attractive street wall along Millward St. Recesses in the street wall will provide access to the lobbies and commercial spaces and will provide interior access points to the apartments above. In this manner, the building balances the articulation of the façade to create a rhythm that holds the streetscape and defines the public realm while breaking up the mass of the building and creating visual interest for the streetscape experience.

Materials

Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.

Material Selection – The primary material palette for the building includes prefinished wood siding, stained wood soffits, dark metal accents, and cast in place board-formed concrete. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.

07

HOUSING MITIGATION PLAN

NORTHWORKS

Millward Street Apartments

Affordable Workforce Housing – Division 6.3 Housing Mitigation Plan

In accordance with LDR Division 6.3 - Affordable Workforce Housing Standards, the following housing mitigation plan responds to standards for required employee generating development associated with the proposed development.

A. LDR Sec. 6.3.2 - Applicability:

The proposed redevelopment of existing lodging use on 265 N. Millward St. and detached residential use on 245 N. Millward St. will bring a new composition of commercial lodging and residential use. The current motel use contains 28 units, 5 employee apartments and a single detached residential unit located on the adjacent lot to the south of Angler Inn property included with this redevelopment project. The proposed use changes will provide 8,523 sf of commercial floor area (including circulation and mechanical areas), 13 short-term lodging units, and 39 apartment units. Proposed uses within the new building will cause employee generating development, however, it will not exceed employee generating development of historic uses. The proposed 39 apartment units are realized through the 2:1 Workforce Housing incentives included in Division 7.8 of the LDRs and are exempt from Division 6.3 standards.

B. LDR Sec. 6.3.3 – Calculation of Requirement:

According to Sec. 6.3.3.A.4. a change of use requires affordable workforce housing to be calculated based on the difference between existing and proposed uses.

Existing uses on the property prior to December 18, 1995, include:

- Lodging use – 28 units (265 N. Millward)
- Apartment -local occupancy – 2,572 sf (265 N. Millward) – NO CREDIT GIVEN
- Detached Residential Use – 861 sf. (245 N. Millward)

According to the Affordable Housing Calculator (see attached page 1 worksheet) based on all qualifying existing uses, the workforce housing credit is **2.879 units**.

Proposed non-exempt uses within the project include:

- Commercial Office use – 1,536 sf.
- Commercial Retail – 2,486 sf.
- Lodging – Short Term Rental– 13 Units

When applying the housing requirements to the proposed non-exempt uses the housing required is **2.447 units**.

According to the Affordable Housing Calculator (see attached page 1 worksheet), after considering the credit for existing uses (2.879 units) the final workforce housing requirement for all proposed non-exempt uses is **0.0 units**.

NORTHWORKS

C. LDR Section 6.3.4 – Tabulation of Unit Types:

No units are required.

D. LDR Section 6.3.5 – Method of Provision:

No Affordable Workforce Housing mitigation associated with new employee generating development is proposed.

E. Livability Standards

Workforce restricted apartments as part of the 2:1 Workforce Housing Bonus will comply with applicable Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations.

NORTHWORKS

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	28		1	2.860
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176	0	861	1	0.019
				1	
Existing Workforce Housing Credit					2.879

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Retail	0.000216*sf		2486	1	0.536
Office	0.000247*sf		1536	1	0.379
Short-Term Rental Unit	0.102*bedrooms	15		1	1.532

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

NORTHWORKS

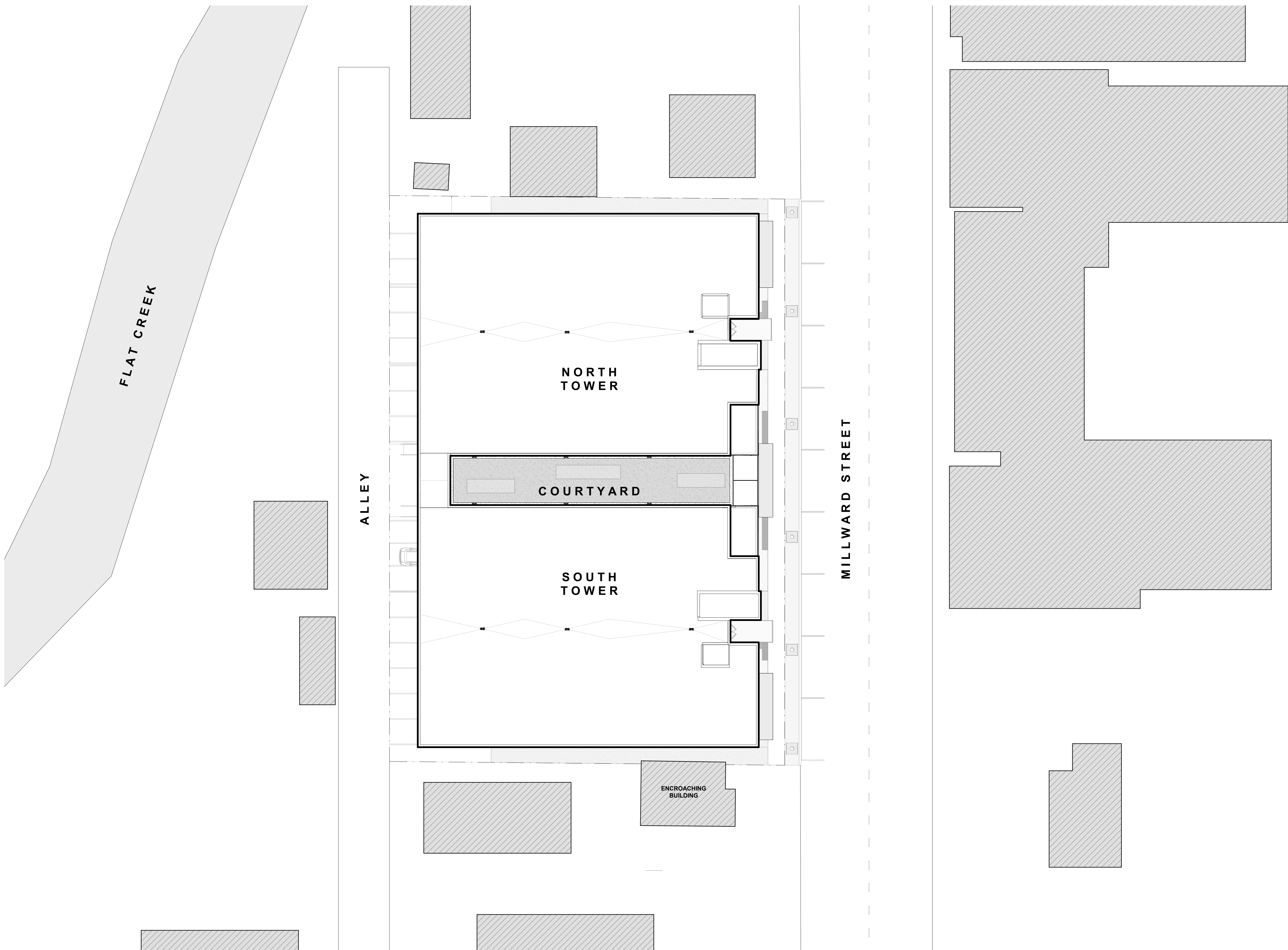
245 & 265 N. Millward St. Current Uses

Milward Units - Current			
Unit #	Bedroom	Use	Sf.
Stone house	2	Res- Detached	861
Central Apt. Upstairs	1	Apartment	--
Central Apt. Downstairs	1	Apartment	--
Back Apt. Downstairs	2	Apartment	--
Back Apt. Upstairs (2 BR)	2	Apartment	--
Back Apt. Upstairs (1 BR)	1	Apartment	--
230	1	Lodging	
231	1	Lodging	
232	1	Lodging	
233	1	Lodging	
234	1	Lodging	
235	1	Lodging	
240	1	Lodging	
241	1	Lodging	
242	1	Lodging	
243	1	Lodging	
244	1	Lodging	
245	1	Lodging	
250	1	Lodging	
251	1	Lodging	
252	1	Lodging	
253	1	Lodging	
254	1	Lodging	
255	1	Lodging	
256	1	Lodging	
257	1	Lodging	
260	1	Lodging	
261	1	Lodging	
262	1	Lodging	
263	1	Lodging	
264	1	Lodging	
265	1	Lodging	
266	1	Lodging	
267	1	Lodging	
	37		861

08

DRAWINGS

ARCHITECTURE
LANDSCAPE
CIVIL



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



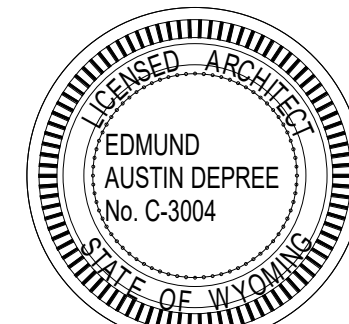
NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

(C) 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Edmund Austin Depree

Project
Millward Street Apartments

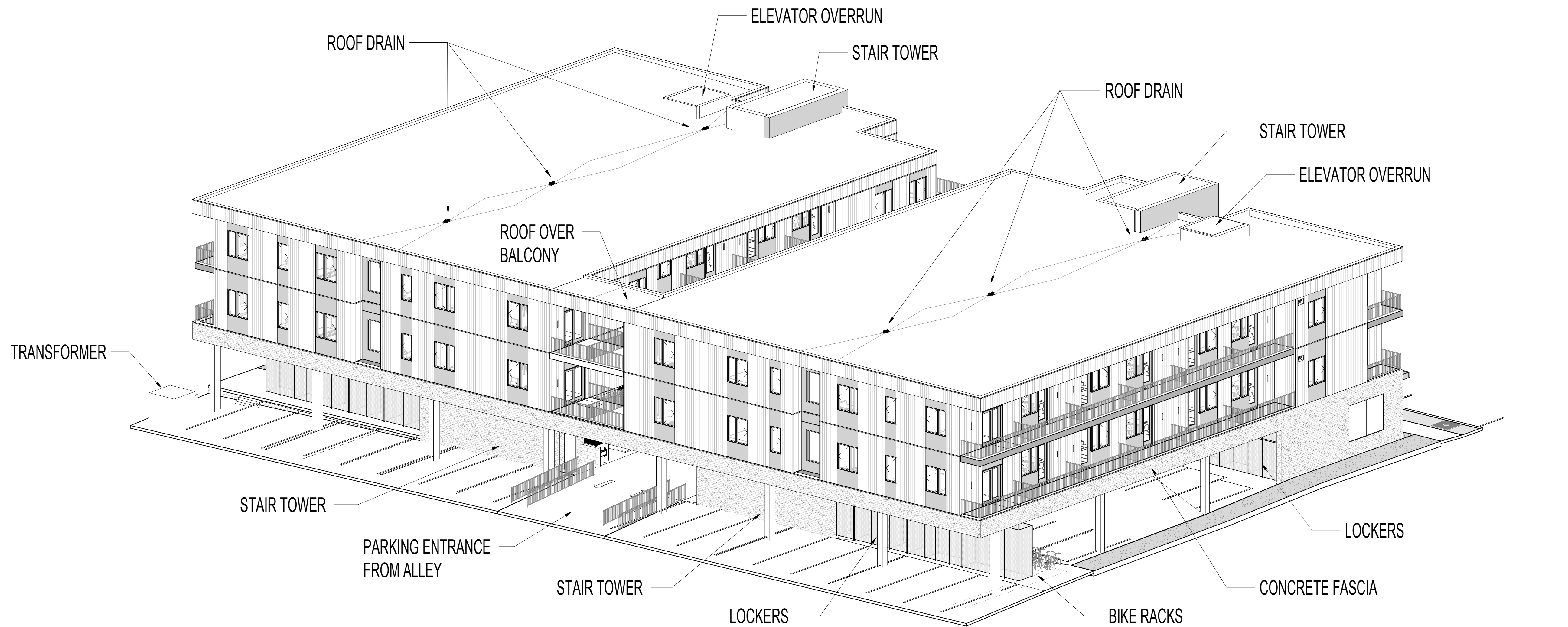
245 & 265 N. Millward St., Jackson, WY 83001

2210	Project No.
KD/CK/JB	Drawn By
Checker	Checked By
Discipline	Drawing No.

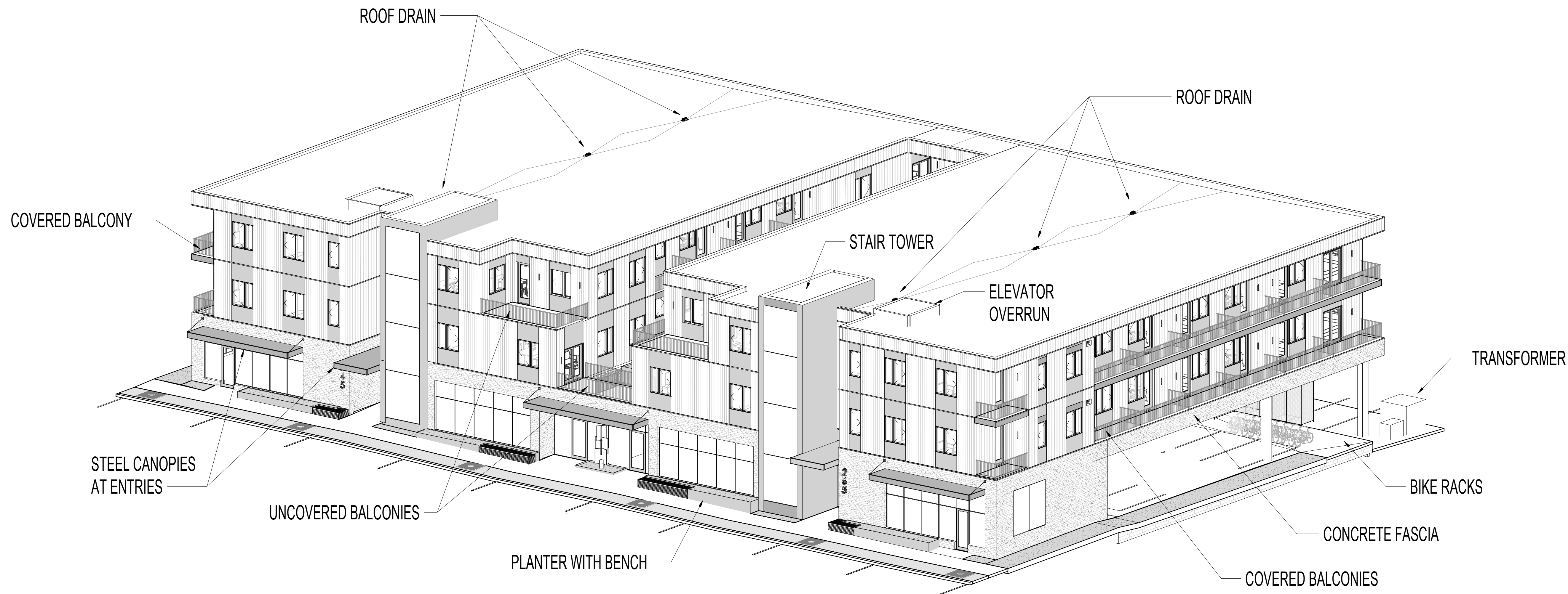
A0.01

Drawing Name
ARCHITECTURAL SITE PLAN

Project Status



② 3D AXONOMETRIC VIEW - BACK



① 3D AXONOMETRIC VIEW - FRONT

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



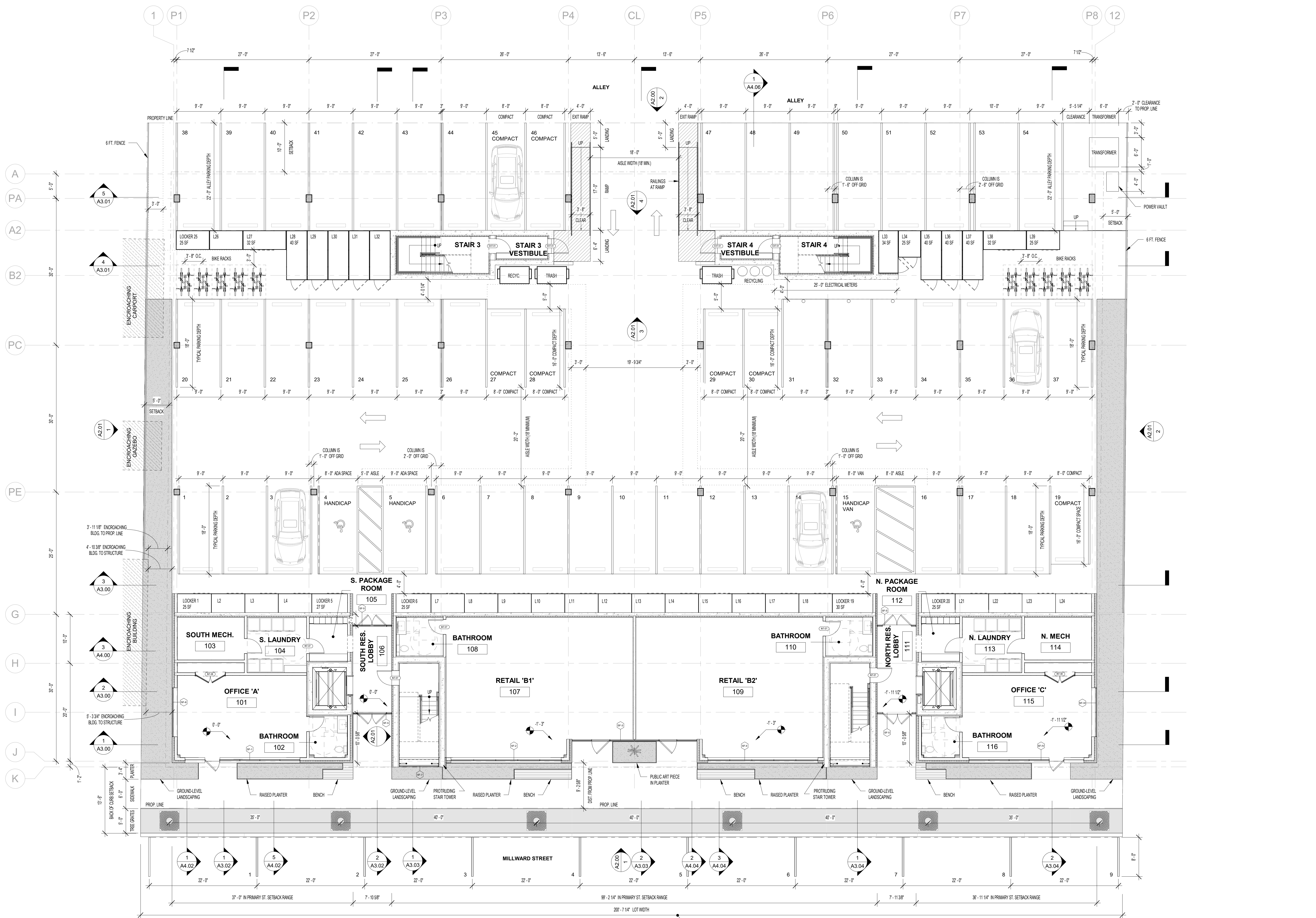
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
KD	Drawn By
Checker	Checked By
Discipline	Drawing No.

A0.10

Drawing Name
3D AXONOMETRIC VIEWS

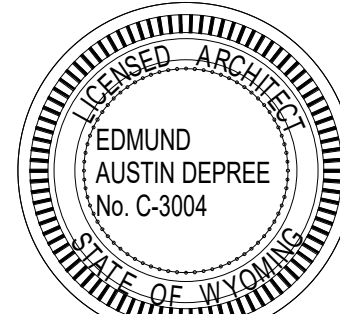


1 FIRST FLOOR PLAN
1/16" = 1'-0"

BULK STANDARDS: FACADE WITHIN PRIMARY STREET SETBACK RANGE (0'-10')
MUST BE MIN. 70% OF LOT WIDTH.
- TOTAL LOT WIDTH = 300'-0"
- FACADE WIDTH IN SETBACK RANGE = 37'-0" + 99'-2" + 37'-0" = 173'-2"
- PERCENTAGE = 88%

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



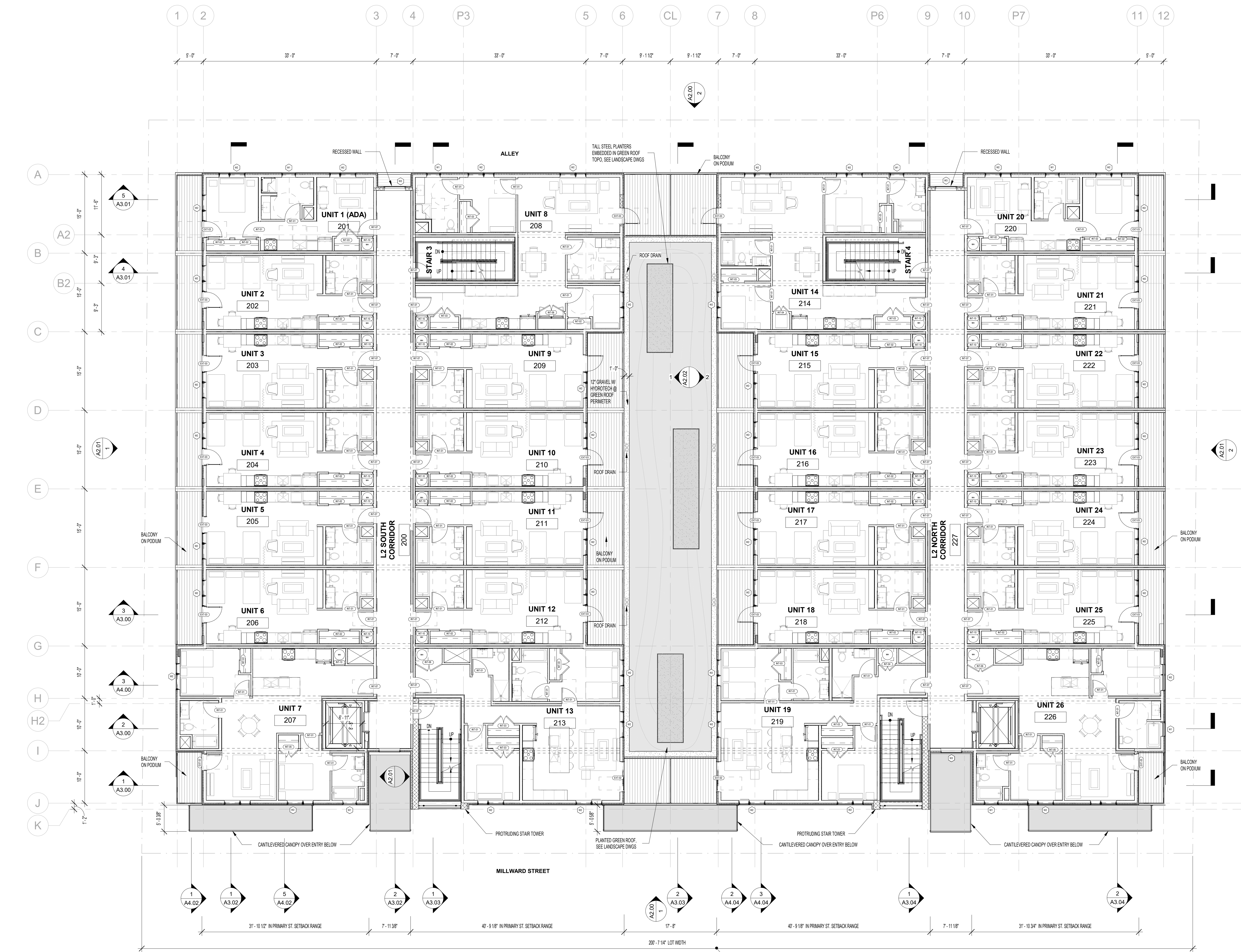
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
CK/KD/LA	Drawn By
Checker	Checked By
Discipline	Drawing No.

A1.01

Drawing Name
FIRST FLOOR PLAN



1 SECOND FLOOR PLAN
1/8" = 1'-0"

UNIT TYPE LEGEND					
UNIT TYPE	BEDS	UNIT #	FLOOR	NOTES	BALC. DEPTH
A1	1 BR	1	L2	TYPE A ADA UNIT	5'-0"
A2	1 BR	20	L2	SAVE AS UNIT 43 BUT ON L2	5'-0"
		27	L3	MIRRORED UNIT 27	
		46	L3	MIRRORED UNIT 27	
B1	0 BR	2, 4, 6	L2	ROTATED	5'-0"
		22, 24	L2	ROTATED	
		28, 30, 32	L3	ROTATED	
		48, 50	L3	ROTATED	
B2	0 BR	3, 5	L2	MIRRORED, ROTATED	5'-0"
		21, 23, 25	L2	MIRRORED, ROTATED	
		29, 31	L3	MIRRORED, ROTATED	
		47, 49, 51	L3	MIRRORED, ROTATED	
B3	0 BR	9, 11	L2	ROTATED	7'-0"
		16, 18	L2	ROTATED	
		35, 37	L3	ROTATED	
		42, 44	L3	ROTATED	
B4	0 BR	10, 12	L2	MIRRORED	7'-0"
		15, 17	L2	MIRRORED, ROTATED	
		36, 38	L3	MIRRORED	
		41, 43	L3	MIRRORED, ROTATED	
C	2 BR	7	L2	MIRRORED	5'-0"
		26	L2	MIRRORED	
		33	L3	MIRRORED	
		52	L3	MIRRORED	
D1	2 BR	8	L2	TYPE A ADA UNIT	8'-8"
D2	2 BR	14	L2	MIRRORED	8'-8"
		34	L3	MIRRORED	
		40	L3	MIRRORED	
E	2 BR	13	L2	MIRRORED	8'-8"
F	1 BR	19	L2	MIRRORED	21'-0"
		39	L3	MIRRORED	
		45	L3	MIRRORED	

BULK STANDARDS: FACADE WITHIN PRIMARY STREET SETBACK RANGE (0'-10') MUST BE MIN. 70% OF LOT WIDTH.
- TOTAL LOT WIDTH = 200'-7"
- FACADE WIDTH IN SETBACK RANGE = 2(31'-10 1/2") + 2(40'-9 1/8") = 143'-3"
- PERCENTAGE = 72%

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA
185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

(C) 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY 83001

2210	Project No.
CK/KD/LA	Drawn By
Checker	Checked By
Discipline	Drawing No.

A1.02

Drawing Name
SECOND FLOOR PLAN

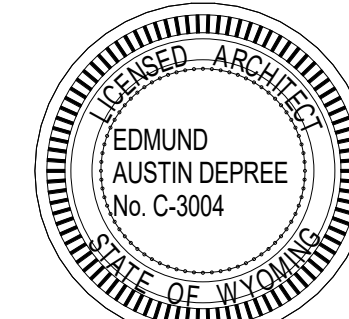


THIRD FLOOR STEPBAC REQUIREMENTS: 40% OF OVERALL FACADE WIDTH MUST STEP BACK 10'-0".

- TOTAL FACADE LENGTH = 188' - 10"
- 40% OF FACADE REQUIRED TO STEP BACK = 75' - 7"
- TOTAL LENGTH OF FACADE STEPPED BACK
 $= 2(8'-0") + 2(21'-0") + 1(17'-7.5")$
 $= 75' - 7.5"$ COMPLIES.

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



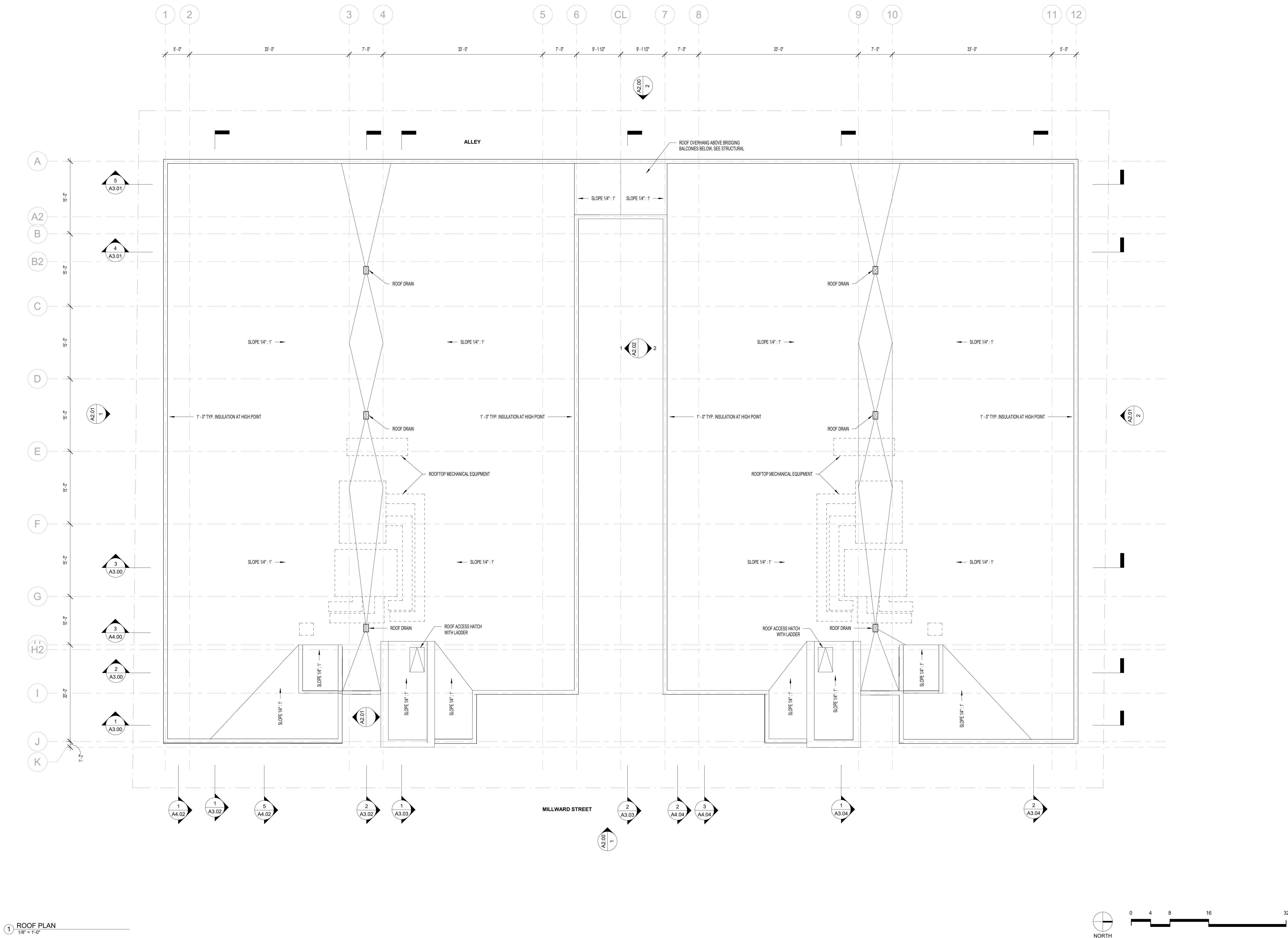
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
KD	Drawn By
Checker	Checked By
Discipline	Drawing No.

A1.50

Drawing Name
ROOF PLAN





RCP LEGEND

	RECESSED LIGHT FIXTURE		STANDARD EXHAUST FAN
	ADJUSTABLE RECESSED LIGHT FIXTURE		DUCT
	CEILING-MOUNTED LIGHT FIXTURE		RETURN
	WALL-MOUNTED LIGHT FIXTURE		DIFFUSER
	LINEAR CEILING-MOUNTED LIGHT FIXTURE		HARDWIRED SMOKE / CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
	HARDWIRED PORTRAIT LIGHT FIXTURE		
	HARDWIRED LINEAR COVE/TASK LIGHT FIXTURE		
	WALL SWITCH		
	DIMMER SWITCH		
	THREE-WAY SWITCH		
	JAMB SWITCH		
	EXHAUST FAN SWITCH		

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES

1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

(C) 2022 Northworks Architects & Planners - All rights reserved. Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

MATERIAL LEGEND

CONC-1 CAST-IN-PLACE BOARD-FORMED CONCRETE, 6" BOARDS, HORIZONTAL ORIENTATION
CONC-2 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH
CONC-3 SEALED, POLISHED CONCRETE

CPT-1 HIGH-TRAFFIC CARPET FLOOR
CPT-2 CARPET FLOOR

CT-1 CERAMIC FLOOR TILE AT BATHROOMS
CT-2 CERAMIC WALL TILE AT BATHROOMS
CT-3 CERAMIC WALL TILE, KITCHEN BACKSPLASH

GL-1 1" STOREFRONT IGU W/ LOW-E COATING ON #2, CLEAR VISION
GL-2 1" STOREFRONT IGU W/ RIBBED GLASS AT INTERIOR
GL-3 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION

GWB-1 GYPSUM WALLBOARD
GWB-2 MOISTURE-RESISTANT GYPSUM WALLBOARD

LV-1 COATED ALUMINUM DRAINABLE HORIZONTAL BLADE LOUVER

MTL-1 ALUMINUM COMPOSITE PANEL SYSTEM, REYNOLDS OR SIM., MATTE BLACK
MTL-2 COATED METAL AT FASCIA STRIPS & COPING, BLACK
MTL-3 STEEL GUARDRAILS & HANDRAILS, PAINTED BLACK
MTL-4 COATED GALVANIZED STRUCTURAL STEEL CHANNELS AT CANOPIES, BLACK
MTL-5 COATED ALUMINUM EXTERIOR MULLIONS & TRIM AT TYP. WINDOWS & DOORS

MTL-6 WELDED WIRE CAGE STORAGE LOOKERS
MTL-7 12-GAUGE HOT ROLLED STEEL VERTICAL SHEET PANELS

WD-1 EXTERIOR 1X6 (NOM.) STAINED CEDAR SIDING, VERTICAL ORIENTATION
WD-2 EXTERIOR WOOD DECKING
WD-3 EXTERIOR 1X6 WOOD SOFFIT
WD-4 T&G INTERIOR HARDWOOD FLOOR
WD-5 WOOD SLAT CEILING (BASIS OF DESIGN: USG TRUE WOOD GRILLES)
WD-6 WOOD INTERIOR WALL PANEL

WT-1 WINDOW SHADE

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Edmund Austin Depree

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
KD	Drawn By
Checker	Checked By
Discipline	Drawing No.

A1.61

Drawing Name
FIRST FLOOR REFLECTED CEILING PLAN

RCP LEGEND

	RECESSED LIGHT FIXTURE		STANDARD EXHAUST FAN
	ADJUSTABLE RECESSED LIGHT FIXTURE		DUCT
	CEILING MOUNTED LIGHT FIXTURE		RETURN
	WALL MOUNTED LIGHT FIXTURE		DIFFUSER
	LINEAR CEILING MOUNTED LIGHT FIXTURE		HARDWIRED SMOKE / CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
	HARDWIRED PORTRAIT LIGHT FIXTURE		
	HARDWIRED LINEAR COVE/TASK LIGHT FIXTURE		
	WALL SWITCH		
	DIMMER SWITCH		
	THREE-WAY SWITCH		
	JAMB SWITCH		
	EXHAUST FAN SWITCH		

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).
LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA
185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

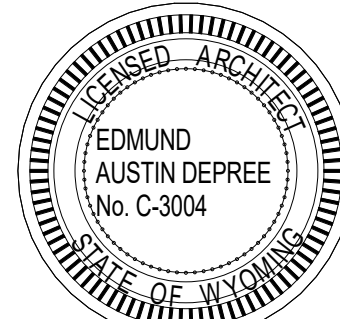
(C) 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

MATERIAL LEGEND

CONC-1 CAST-IN-PLACE BOARD-FORMED CONCRETE, 6" BOARDS.
CONC-2 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH
CONC-3 SEALED, POLISHED CONCRETE
CPT-1 HIGH-TRAFFIC CARPET FLOOR
CPT-2 CARPET FLOOR
CT-1 CERAMIC FLOOR TILE AT BATHROOMS
CT-2 CERAMIC WALL TILE AT BATHROOMS
CT-3 CERAMIC WALL TILE, KITCHEN BACKSPLASH
GL-1 1" STOREFRONT IGU W/ LOW-E COATING ON #2, CLEAR VISION
GL-2 1" STOREFRONT IGU W/ RIBBED GLASS AT INTERIOR
GL-3 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION
GWB-1 GYPSUM WALLBOARD
GWB-2 MOISTURE-RESISTANT GYPSUM WALLBOARD
LV-1 COATED ALUMINUM DRAINABLE HORIZONTAL BLADE LOUVER
MTL-1 ALUMINUM COMPOSITE PANEL SYSTEM, REYNOLDS 80 OR SIM., MATTE BLACK
MTL-2 COATED METAL AT FASCIA STRIPS & COPING, BLACK
MTL-3 STEEL GUARDRAILS & HANDRAILS, PAINTED BLACK
MTL-4 COATED GALVANIZED STRUCTURAL STEEL CHANNELS AT CANOPIES, BLACK
MTL-5 COATED ALUMINUM EXTERIOR MULLIONS & TRIM AT TYP. WINDOWS & DOORS
MTL-6 WELDED WIRE CAGE STORAGE LOCKERS
MTL-7 12-GAUGE HOT ROLLED STEEL VERTICAL SHEET PANELS
WD-1 EXTERIOR 1X6 (NOM.) STAINED CEDAR SIDING, VERTICAL ORIENTATION
WD-2 EXTERIOR WOOD DECKING
WD-3 EXTERIOR TAG WOOD SOFFIT
WD-4 TAG INTERIOR HARDWOOD FLOOR
WD-5 WOOD SLAT CEILING (BASIS OF DESIGN: USG TRUE WOOD GRILLES)
WD-6 WOOD INTERIOR WALL PANEL
WT-1 WINDOW SHADE

ISSUED DATE ISSUED FOR
2 11/14/2022 Issue for DD Pricing

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Author	Drawn By
Checker	Checked By
Discipline	Drawing No.

A1.62

Drawing Name
SECOND FLOOR REFLECTED CEILING PLAN



Drawing Name
THIRD FLOOR REFLECTED CEILING PLAN

UNIT MIX OVERVIEW

BUILDING AREA LEGEND

- BY-RIGHT COMMERCIAL
- BY-RIGHT SHORT TERM
- BONUS RESTRICTED
- BONUS MARKET

Millward Street Apartments Floor Area Summary Table			
Floor Area by Type	Sq. Ft.	Bedrooms	Units
First Floor	5,852		
2:1 Bonus Market Circulation	1,273	--	--
By-Right Commercial	4,022	--	--
By-Right Circulation	146	--	--
By-Right Short Term Circulation	412	--	--
Second Floor	17,530		
2:1 Bonus Market			
Studio	3,960	--	8
1 Bedroom	495	1	1
2 Bedroom	1,997	4	2
2:1 Bonus Market Circulation	772	--	--
2:1 Bonus Restricted			
Studio	4,950	--	10
1 Bedroom	495	1	1
2 Bedroom	4,089	8	4
2:1 Bonus Restricted Circulation	772	--	--
By-Right Short Term Circulation	0	--	--
Third Floor	17,870		
2:1 Bonus Market			
Studio	2,475	--	5
1 Bedroom	3,318	6	6
2 Bedroom	2,021	4	2
2:1 Bonus Market Circulation	1,667	--	--
By-Right Short Term			
Studio	4,455	--	9
1 Bedroom	1,338	2	2
2 Bedroom	2,041	4	2
By-Right Short Term Circulation	556	--	--
Total	41,252	30	52

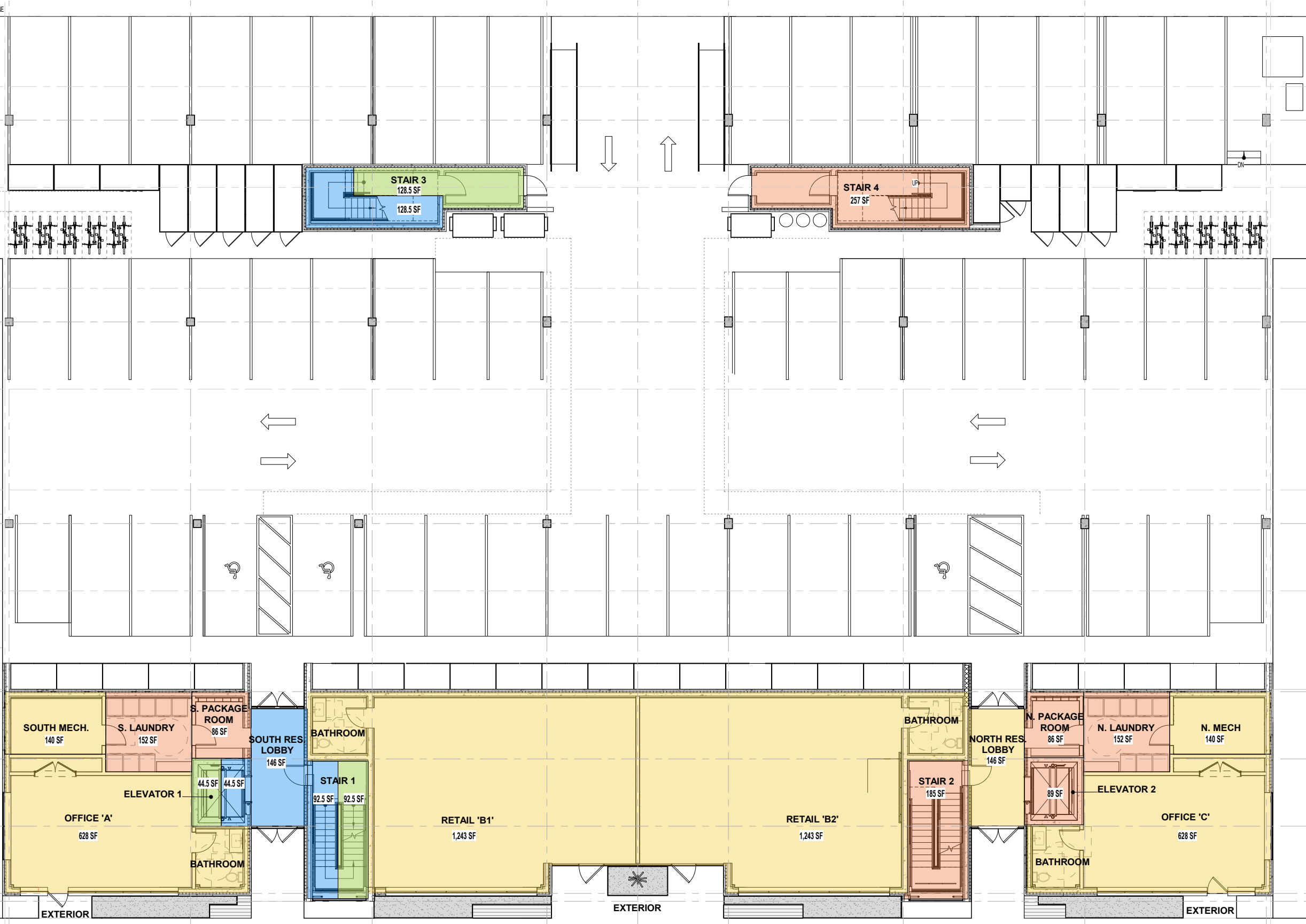
LEVEL 3



LEVEL 2



LEVEL 1



BUILDING AREA LEGEND

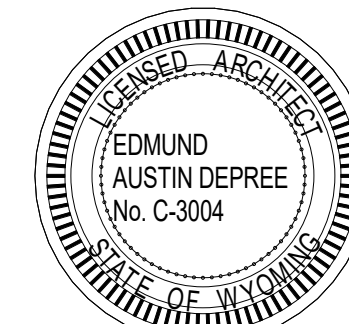
- BY-RIGHT COMMERCIAL
- BY-RIGHT SHORT TERM
- BONUS RESTRICTED
- BONUS MARKET

F.A.R. CALCULATIONS

FIRST LEVEL: 5,852 SF
SECOND LEVEL: 17,530 SF
THIRD LEVEL: 17,870 SF
TOTAL: 41,252 SF

ISSUED DATE	ISSUED FOR
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



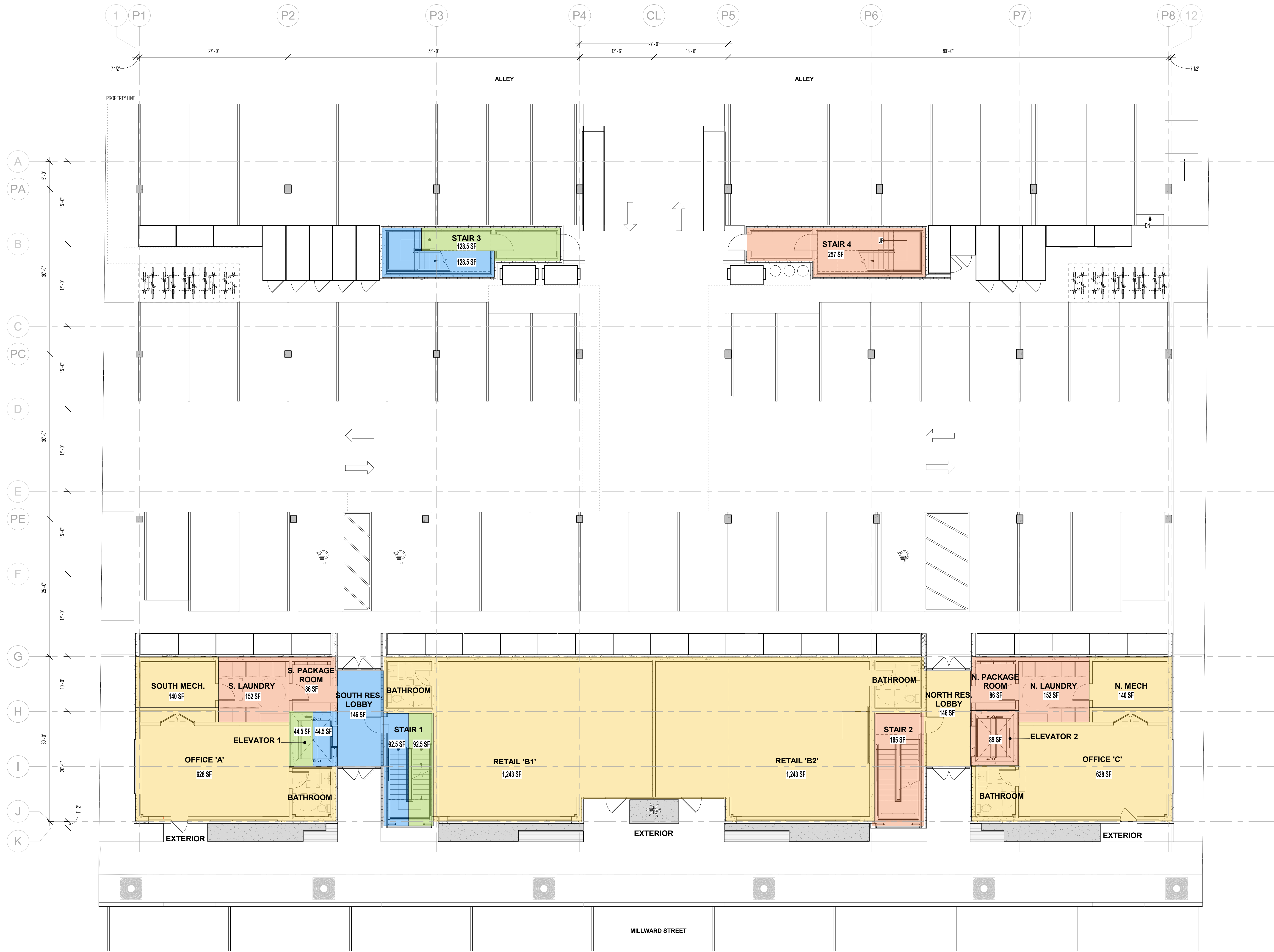
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Author	Drawn By
Checker	Checked By
Discipline	Drawing No.

G6.01

Drawing Name
FIRST FLOOR AREA PLAN



1 FIRST FLOOR AREA PLAN
1/8" = 1'-0"

BUILDING AREA LEGEND

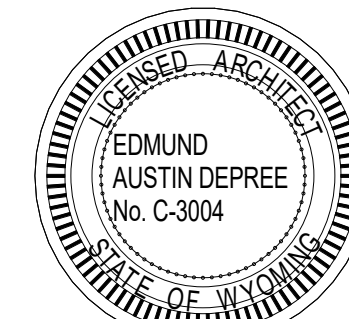
- BY-RIGHT COMMERCIAL
- BY-RIGHT SHORT TERM
- BONUS RESTRICTED
- BONUS MARKET

F.A.R. CALCULATIONS

FIRST LEVEL: 5,852 SF
SECOND LEVEL: 17,530 SF
THIRD LEVEL: 17,870 SF
TOTAL: 41,252 SF

ISSUED DATE	ISSUED FOR
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Edmund Austin Depree

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Author	Drawn By
Checker	Checked By
Discipline	Drawing No.

G6.02

Drawing Name
SECOND FLOOR AREA PLAN



1 SECOND FLOOR AREA PLAN
1/8" = 1'-0"

BUILDING AREA LEGEND

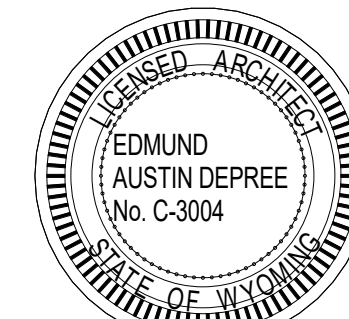
- BY-RIGHT COMMERCIAL
BY-RIGHT SHORT TERM
BONUS RESTRICTED
BONUS MARKET

F.A.R. CALCULATIONS

FIRST LEVEL: 5,852 SF
SECOND LEVEL: 17,530 SF
THIRD LEVEL: 17,870 SF
TOTAL: 41,252 SF

ISSUED DATE	ISSUED FOR
2 11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Edmund Austin Depree

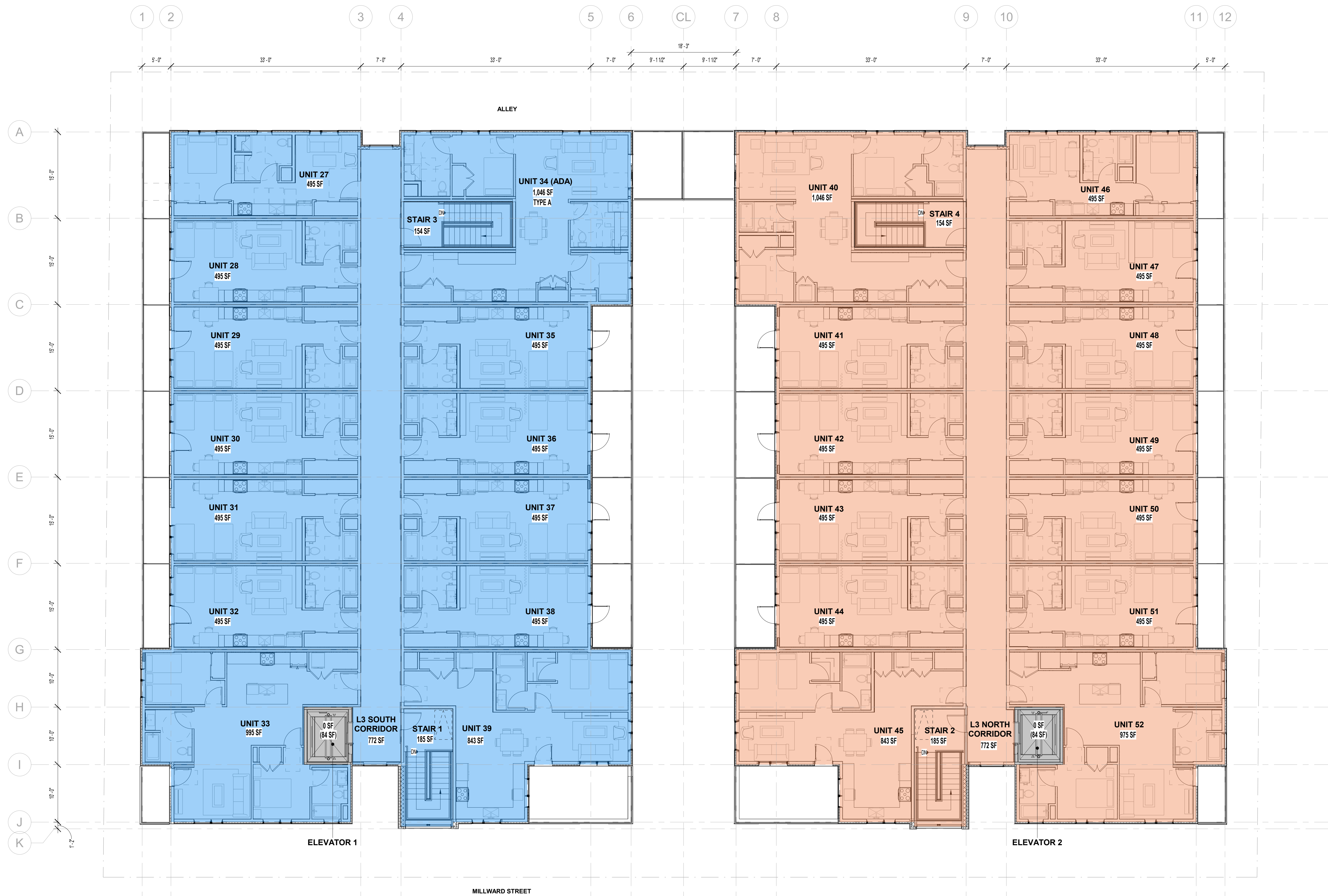
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Author	Drawn By
Checker	Checked By
Discipline	Drawing No.

G6.03

Drawing Name
THIRD FLOOR AREA PLAN



1 THIRD FLOOR AREA PLAN
1/8" = 1'-0"

MATERIAL LEGEND

CONC-1 CAST-IN-PLACE BOARD-FORMED CONCRETE, 6" BOARDS, HORIZONTAL ORIENTATION
CONC-2 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH
CONC-3 SEALED, POLISHED CONCRETE

CPT-1 HIGH-TRAFFIC CARPET FLOOR
CPT-2 CARPET FLOOR

CT-1 CERAMIC FLOOR TILE AT BATHROOMS
CT-2 CERAMIC WALL TILE AT BATHROOMS
CT-3 CERAMIC WALL TILE, KITCHEN BACKSPLASH

GL-1 1" STOREFRONT IGU W/ LOW-E COATING ON #2, CLEAR VISION
GL-2 1" STOREFRONT IGU W/ RIBBED GLASS AT INTERIOR
GL-3 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION

GWB-1 GYPSUM WALLBOARD
GWB-2 MOISTURE-RESISTANT GYPSUM WALLBOARD

LV-1 COATED ALUMINUM DRAINABLE HORIZONTAL BLADE LOUVER

MTL-1 ALUMINUM COMPOSITE PANEL SYSTEM, REYNOLDS OR SIM., MATTE BLACK
MTL-2 COATED METAL AT FASCIA STRIPS & COPING, BLACK
MTL-3 STEEL GUARDRAILS & HANDRAILS, PAINTED BLACK
MTL-4 COATED GALVANNEED STRUCTURAL STEEL CHANNELS AT CANOPIES, BLACK
MTL-5 COATED ALUMINUM EXTERIOR MULLIONS & TRIM AT TYP. WINDOWS & DOORS
MTL-6 WELDED WIRE CAGE STORAGE LOCKERS
MTL-7 12-GAUGE HOT ROLLED STEEL VERTICAL SHEET PANELS

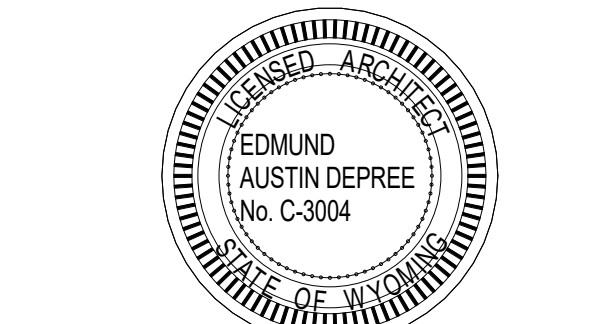
WD-1 EXTERIOR 1X6 (NOM.) STAINED CEDAR SIDING, VERTICAL ORIENTATION
WD-2 EXTERIOR WOOD DECKING
WD-3 EXTERIOR TAG WOOD SOFFIT
WD-4 TAG INTERIOR HARDWOOD FLOOR
WD-5 WOOD SLAT CEILING (BASS OF DESIGN: USG TRUE WOOD GRILLES)
WD-6 WOOD INTERIOR WALL PANEL

WT-1 WINDOW SHADE

ISSUED DATE ISSUED FOR

1	06/17/2022	Issue for Schematic Pricing
2	11/14/2022	Issue for DD Pricing

PROFESSIONAL SEAL



Project
Millward Street Apartments

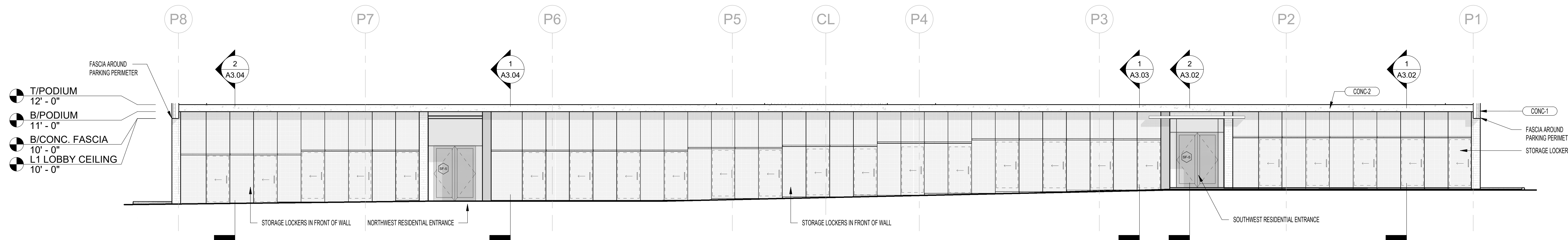
245 & 265 N. Millward St., Jackson, WY 83001

2210	Project No.
KD/CK	Drawn By
Checker	Checked By
Discipline	Drawing No.

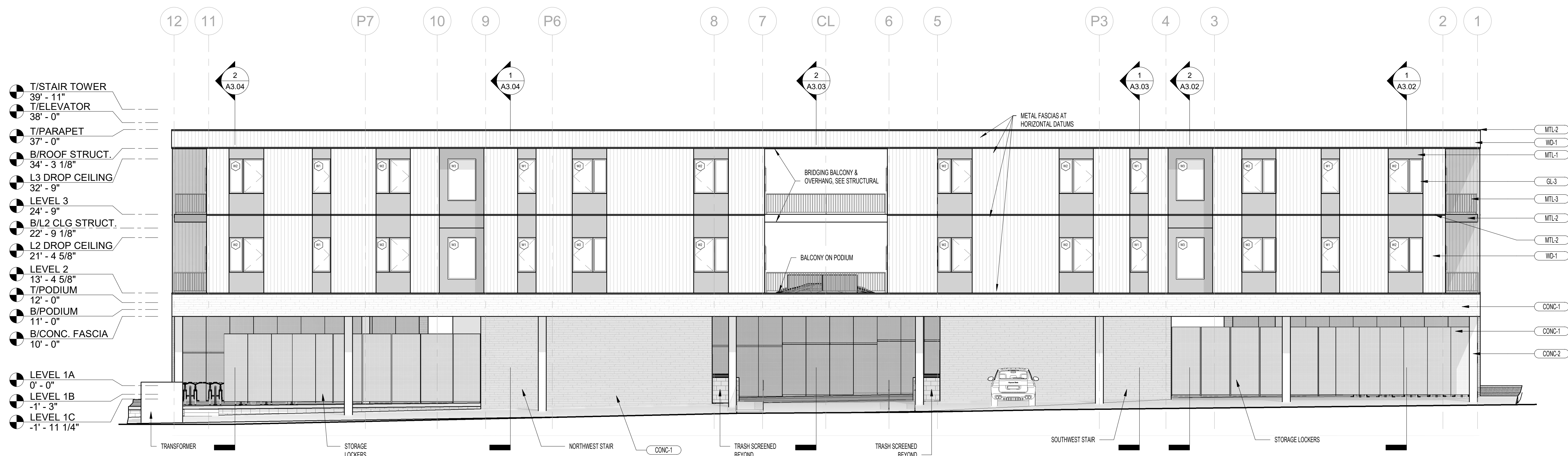
A2.00

Drawing Name

EXTERIOR ELEVATIONS



3 WEST ELEVATION - BACK OF FIRST FLOOR
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

GROUND STORY HEIGHT
AVERAGE CEILING HEIGHT IS ABOVE 12'-0".
THE GROUND STEPS DOWN TO LEVEL 1A, 1B, & 1C. ONLY LEVEL 1A HAS A CEILING HEIGHT LOWER THAN 12', AT 11'-0".

GROUND FLOOR CEILING HEIGHT (MINIMUM = 12'-0" AVERAGE (144'))

GROUND LEVEL	CEILING HEIGHT (ft.)	FLOOR AREA (sq. ft.)	% OF TOTAL AREA
LEVEL 1A	12.00	1,022	21.65%
LEVEL 1A LOBBY	12.00	197	4.25%
LEVEL 1B	14.00	2,239	47.81%
LEVEL 1B LOBBY	14.00	197	4.25%
LEVEL 1C	15.00	1,022	21.65%
WEIGHTED AVERAGE HEIGHT (ft.)			144.37

UPPER STORY HEIGHT
LEVEL 2 CEILING HEIGHT IS 9'-4". LEVEL 3 CEILING HEIGHT IS 9'-0".
THERE ARE DROPPED CEILINGS IN THE CORRIDORS AND IN BATHROOMS AT 8'-0". LESS THAN 20% OF EACH STORY IS BELOW 8'-0".

GROUND FLOOR ELEVATION
VARIES 6'-12" ABOVE FROM INTERIOR FINISH FLOOR OF LEVEL 1A, 1B, & 1C TO THEIR ADJACENT CURBS.

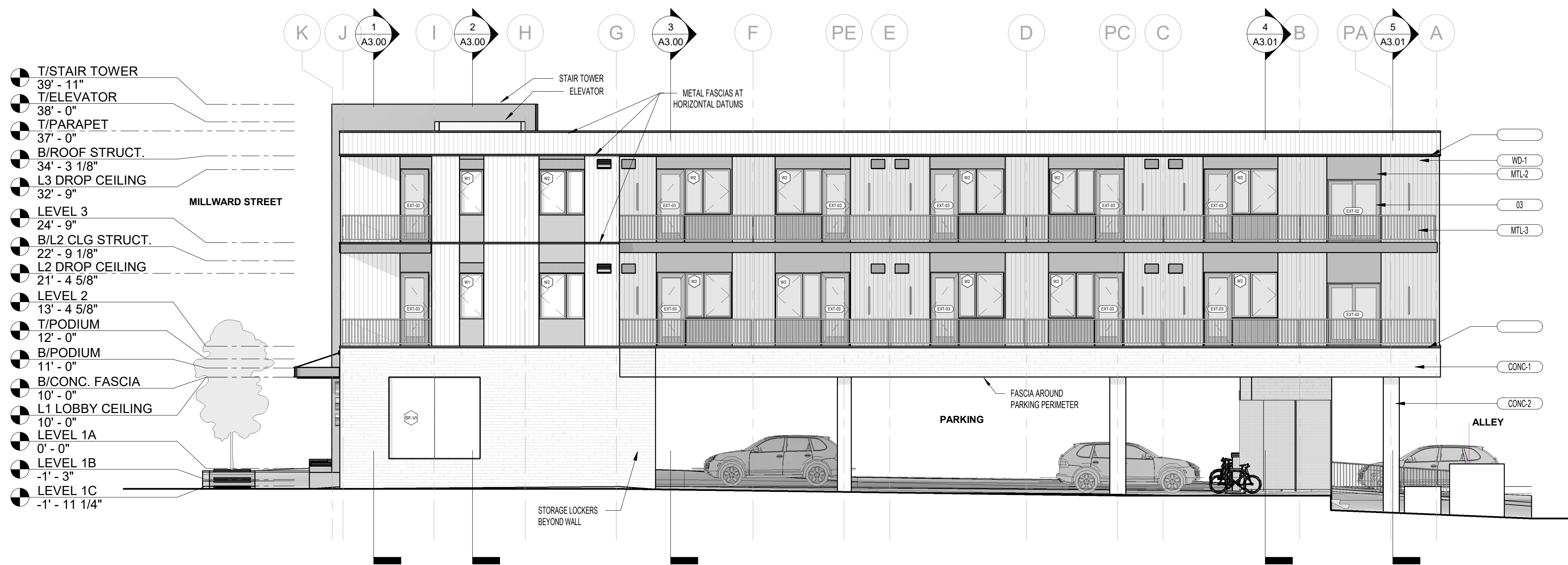
TRANSPARENCY GROUND FLOOR, PRIMARY STREET
SHOPFRONT TRANSPARENCY AT GROUND FLOOR IS MEASURED BETWEEN 2' AND 12' ABOVE THE ADJACENT SIDEWALK.
TOTAL GROUND FLOOR FACADE AREA: 2,297 SF
TOTAL GLAZED AREA: 1,446 SF
PERCENT TRANSPARENT: 63% ± 60% REQUIRED

TRANSPARENCY UPPER STORIES, PRIMARY STREET
LEVEL 2: TOTAL FACADE AREA: 1,946 SF
TOTAL GLAZED AREA: 454 SF
PERCENT TRANSPARENT: 23% ± 20% REQUIRED
LEVEL 3: TOTAL FACADE AREA: 1,927 SF
TOTAL GLAZED AREA: 410 SF
PERCENT TRANSPARENT: 21% ± 20% REQUIRED

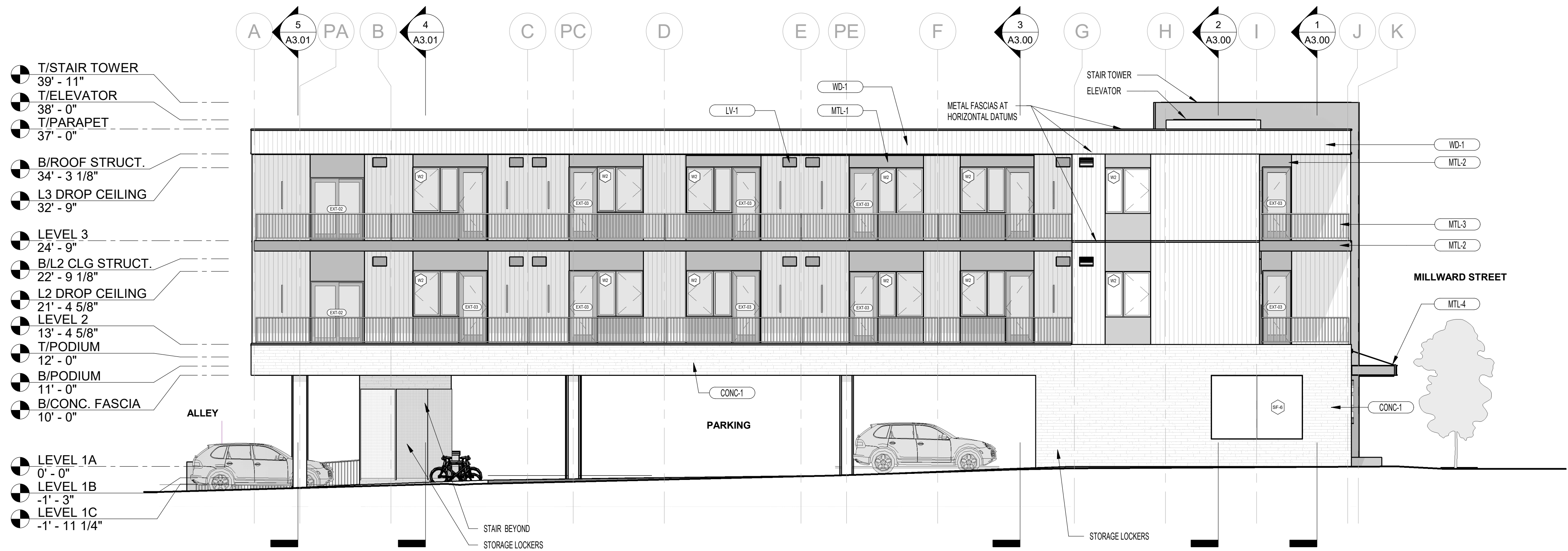
BLANK WALL AREA, PRIMARY STREET
NO WALLS ARE LONGER THAN 15'-0" IN A HORIZONTAL OR VERTICAL DIRECTION.

PEDESTRIAN ACCESS
YES, THERE IS PEDESTRIAN ACCESS FACING THE PRIMARY STREET.
ALL ENTRANCE SPACINGS ALONG THE PRIMARY STREET ARE BELOW THE 50' MAXIMUM.

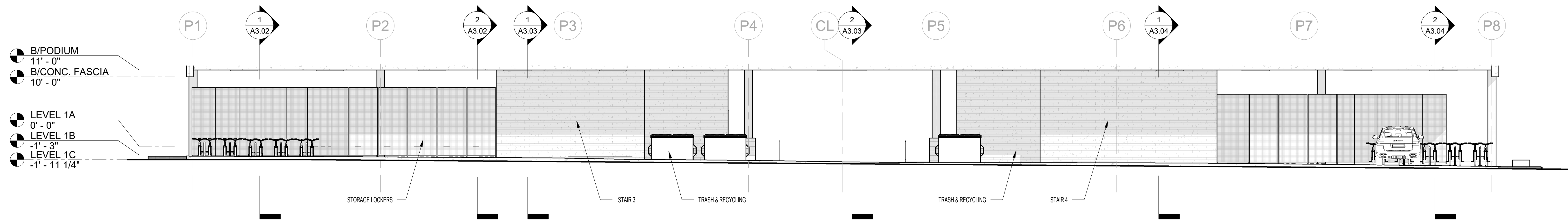




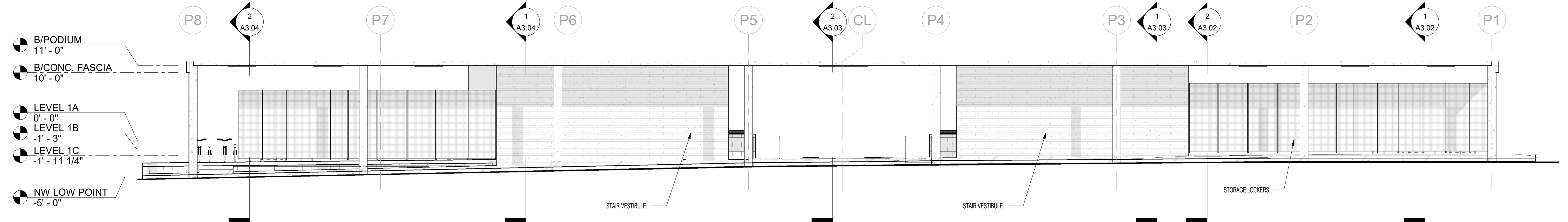
2 NORTH ELEVATION
1/8" = 1'-0"



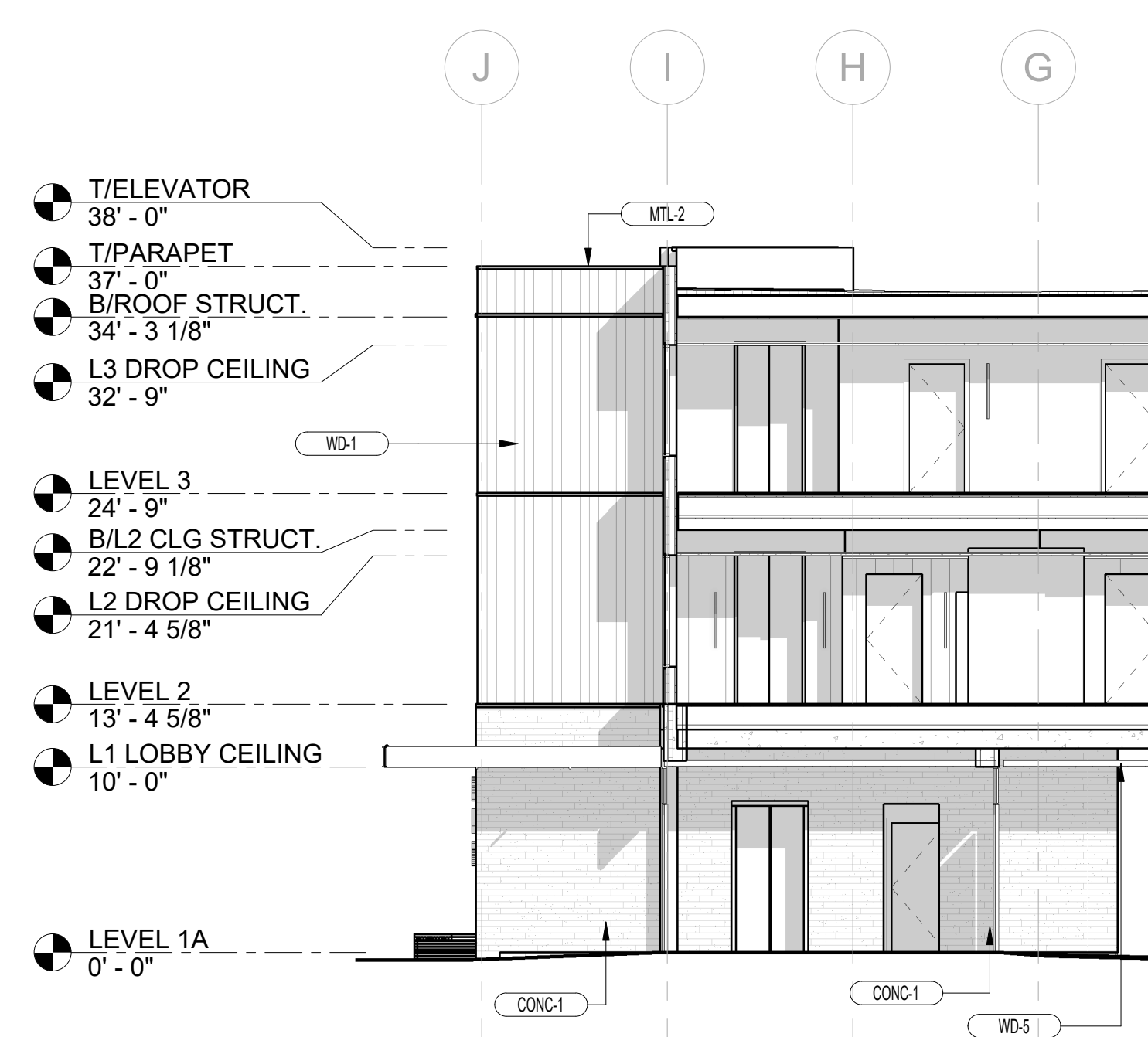
1 SOUTH ELEVATION
1/8" = 1'-0"



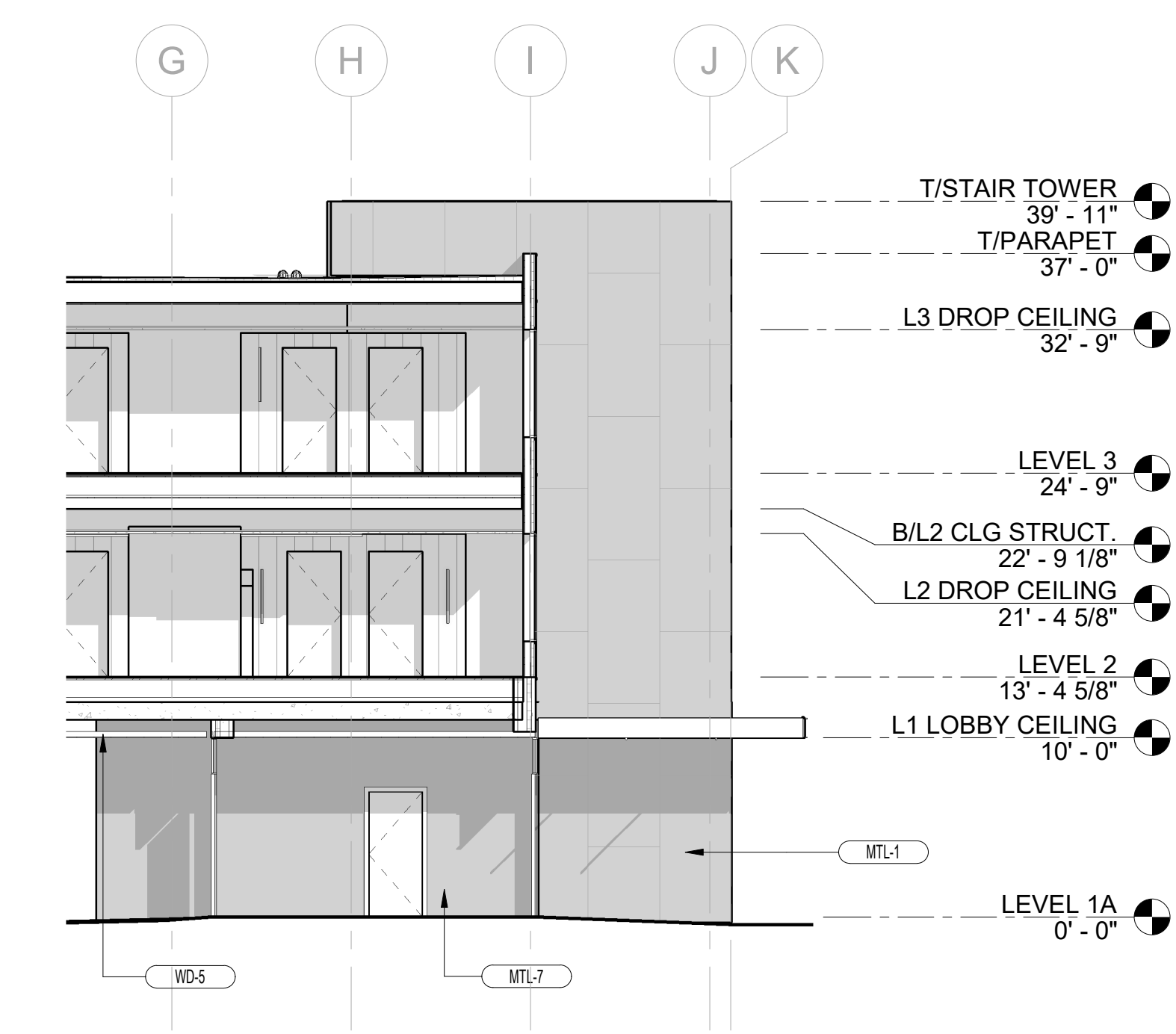
3 STAIRS 3 & 4 ELEVATION EAST
1/8" = 1'-0"



4 STAIRS 3 & 4 ELEVATION WEST
1/8" = 1'-0"



5 RESIDENTIAL ENTRY SOUTH ELEVATION
1/8" = 1'-0"



6 RESIDENTIAL ENTRY - NORTH ELEVATION
1/8" = 1'-0"



NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved. Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning work.

MATERIAL LEGEND

CONC-1 CAST-IN-PLACE BOARD-FORMED CONCRETE, 6" BOARDS
CONC-2 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH
CONC-3 SEALED, POLISHED CONCRETE

CPT-1 HIGH-TRAFFIC CARPET FLOOR
CPT-2 CARPET FLOOR

CT-1 CERAMIC FLOOR TILE AT BATHROOMS
CT-2 CERAMIC WALL TILE AT BATHROOMS
CT-3 CERAMIC WALL TILE, KITCHEN BACKSPLASH

GL-1 1" STOREFRONT IGU W/ LOW-E COATING ON #2, CLEAR VISION
GL-2 1" STOREFRONT IGU W/ RIBBED GLASS AT INTERIOR
GL-3 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION

GW-1 GYPSUM WALLBOARD
GW-2 MOISTURE-RESISTANT GYPSUM WALLBOARD

LV-1 COATED ALUMINUM DRAINABLE HORIZONTAL BLADE LOUVER

MTL-1 ALUMINUM COMPOSITE PANEL SYSTEM, REYNOLDS OR SIM., MATTE BLACK

MTL-2 COATED METAL AT FASCIA STRIPS & COPING, BLACK

MTL-3 STEEL GUARDRAILS & HANDRAILS, PAINTED BLACK

MTL-4 COATED GALVANNEED STRUCTURAL STEEL CHANNELS AT CANOPIES, BLACK

MTL-5 COATED ALUMINUM EXTERIOR MULLIONS & TRIM AT TYP. WINDOWS & DOORS

MTL-6 WELDED WIRE CAGE STORAGE LOCKERS

MTL-7 12-GAUGE HOT ROLLED STEEL VERTICAL SHEET PANELS

WD-1 EXTERIOR 1X6 (NOM.) STAINED CEDAR SIDING, VERTICAL ORIENTATION

WD-2 EXTERIOR WOOD DECKING

WD-3 EXTERIOR TAG WOOD SOFFIT

WD-4 TAG INTERIOR HARDWOOD FLOOR

WD-5 WOOD SLAT CEILING (BASE OF DESIGN: USG TRUE WOOD GRILLES)

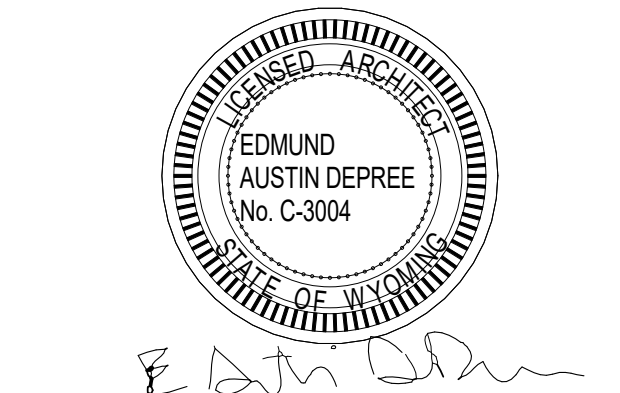
WD-6 WOOD INTERIOR WALL PANEL

WT-1 WINDOW SHADE

ISSUED DATE	ISSUED FOR
1 06/17/2022	Issue for Schematic Pricing
2 11/14/2022	Issue for DD Pricing

PROJECT STATUS

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
KD/CK	Drawn By
Checker	Checked By
Discipline	Drawing No.

A2.01

Drawing Name
EXTERIOR ELEVATIONS

MATERIAL LEGEND

CONC-1 CAST-IN-PLACE BOARD-FORMED CONCRETE, 6" BOARDS,
HORIZONTAL ORIENTATION
CONC-2 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH
CONC-3 SEALED, POLISHED CONCRETE

CPT-1 HIGH-TRAFFIC CARPET FLOOR
CPT-2 CARPET FLOOR

CT-1 CERAMIC FLOOR TILE AT BATHROOMS
CT-2 CERAMIC WALL TILE AT BATHROOMS
CT-3 CERAMIC WALL TILE, KITCHEN BACKSPLASH

GL-1 1" STOREFRONT IGU W/ LOW-E COATING ON #2, CLEAR VISION
GL-2 1" STOREFRONT IGU W/ RIBBED GLASS AT INTERIOR
GL-3 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION

GWB-1 GYPSUM WALLBOARD
GWB-2 MOISTURE-RESISTANT GYPSUM WALLBOARD

LV-1 COATED ALUMINUM DRAINABLE HORIZONTAL BLADE LOUVER

MTL-1 ALUMINUM COMPOSITE PANEL SYSTEM, REYNOLDS OR SIM.,
MATTE BLACK

MTL-2 COATED METAL AT FASCIA STRIPS & COPING, BLACK
MTL-3 STEEL GUARDRAILS & HANDRAILS, PAINTED BLACK
MTL-4 COATED GALVANNEED STRUCTURAL STEEL CHANNELS AT
CANOPIES, BLACK

MTL-5 COATED ALUMINUM EXTERIOR MULLIONS & TRIM AT TYP.
WINDOWS & DOORS

MTL-6 WELDED WIRE CAGE STORAGE LOCKERS

MTL-7 12-GAUGE HOT ROLLED STEEL VERTICAL SHEET PANELS

WD-1 EXTERIOR 1X6 (NOM.) STAINED CEDAR SIDING, VERTICAL
ORIENTATION

WD-2 EXTERIOR WOOD DECKING

WD-3 EXTERIOR TAG WOOD SOFFIT

WD-4 TAG INTERIOR HARDWOOD FLOOR

WD-5 WOOD SLAT CEILING (BASIS OF DESIGN: USG TRUE WOOD
GRILLES)

WD-6 WOOD INTERIOR WALL PANEL

WT-1 WINDOW SHADE

ISSUED DATE ISSUED FOR

1 06/17/2022 Issue for Schematic Pricing

2 11/14/2022 Issue for DD Pricing

Project Status

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

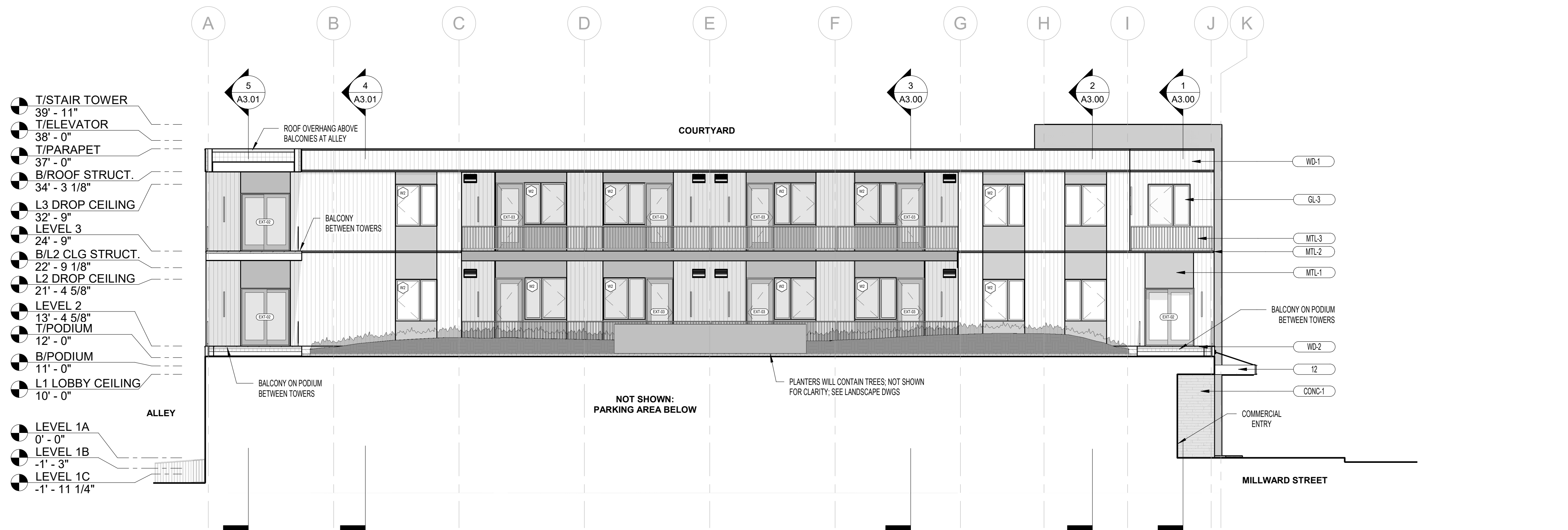
PROJECT STATUS

PROJECT STATUS

PROJECT STATUS

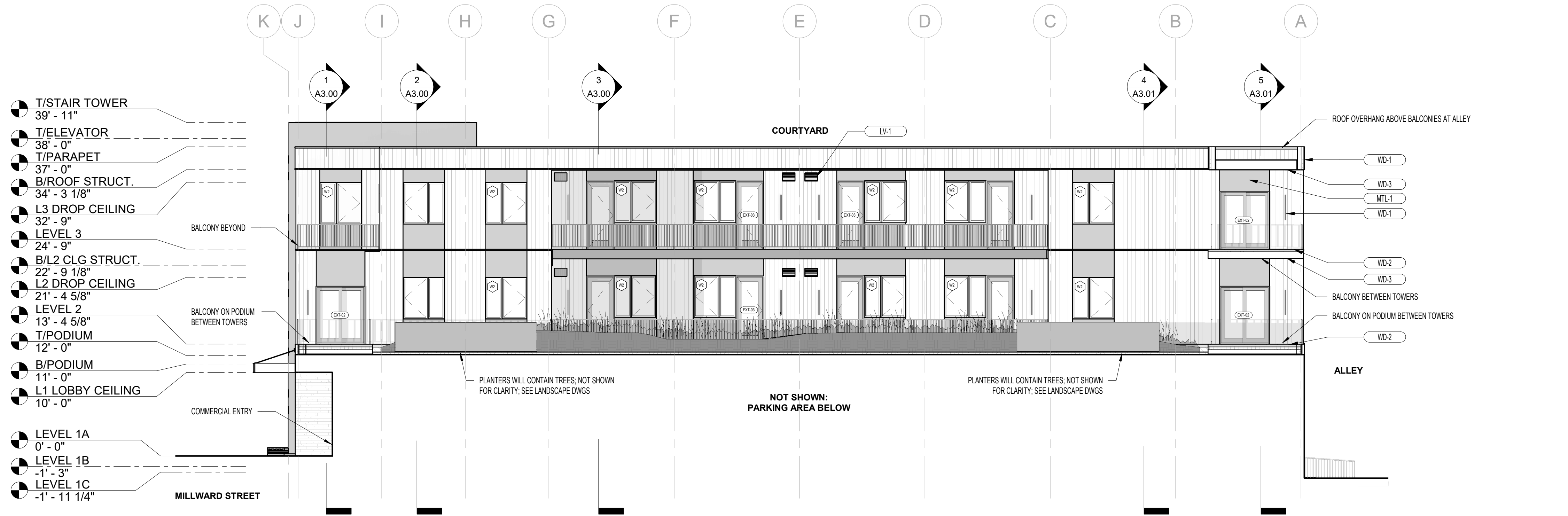
PROJECT STATUS

PROJECT STATUS



2 NORTH COURTYARD ELEVATION

1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

0 4 8 16 32

Drawing Name

EXTERIOR ELEVATIONS

Drawing Name	BUILDING SECTIONS
--------------	-------------------

BALCONY SCONCES (BLACK)

DESCRIPTION

Lanterra 9003-W1 (Up or Down) and 9003-W2 (Up or Down) are 3.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various beam optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

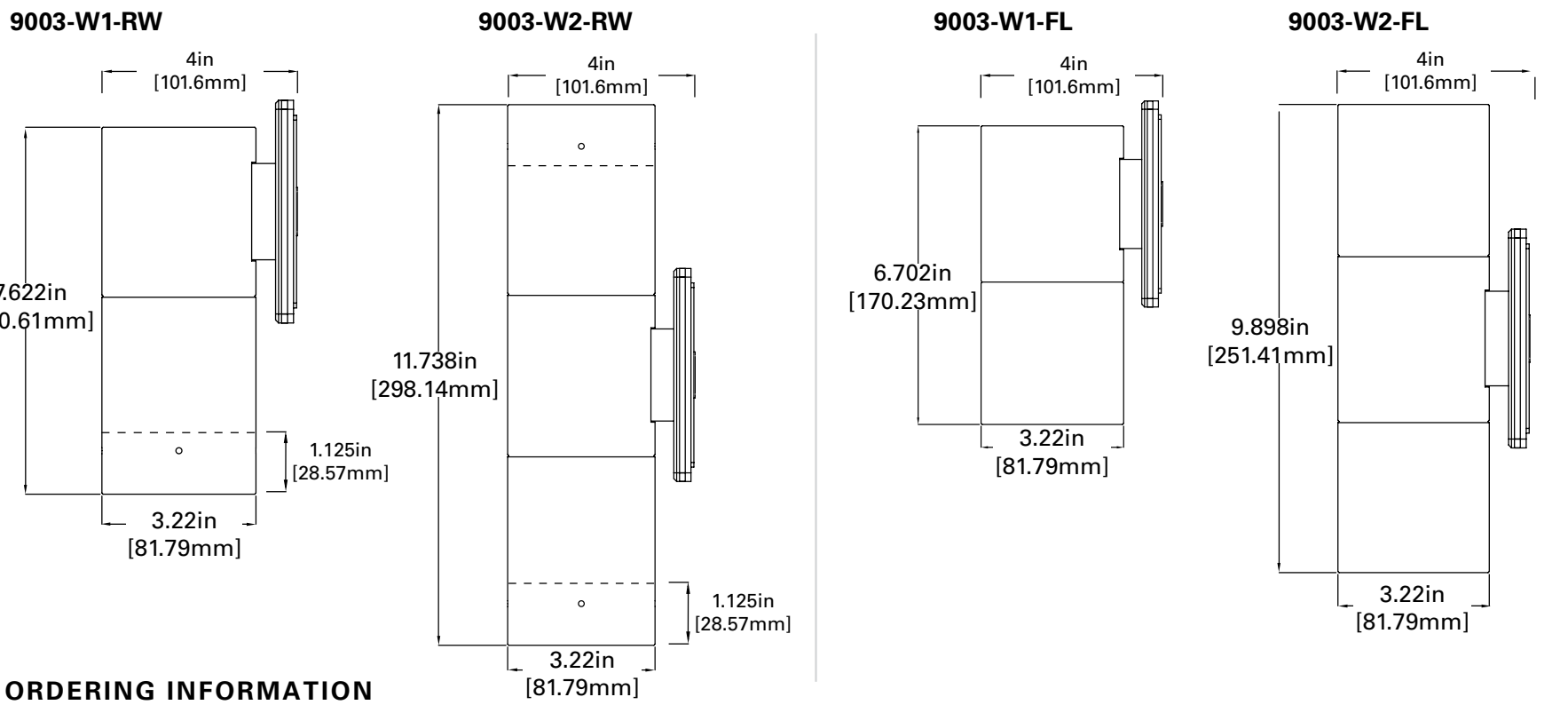
SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

DIMENSIONS



ORDERING INFORMATION

DOMESTIC PREFERENCES *	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD RE-PLACEABLE OPTIC 1	FIELD RE-PLACEABLE OPTIC 2 †	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
[Blank]-Standard BAA-Buy American Act	9003	W1 Up or Down Up Down	RW Standard- Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4090 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2791 - 2700K, 97 CRI LED 3091 - 3000K, 97 CRI LED 3591 - 3500K, 97 CRI LED 4091 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	S Spot M Medium F Flood W Wide	BK Black BZ Bronze CS Gray Silver WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) LC1 Light Level Color 1 (12W) LC2 Light Level Color 2 (20W)	Univ 120-277V	RSM Round Surface Mount-mounts directly to junction box Remote Driver Housing WRR® Remote Driver Housing - Round Wall Plate WRS® Remote Driver Housing - Square Wall Plate Thermal Limitations (surface otherwise noted 50C) 9003-W1 and LC2 use WRR-WRS 9003-W1, WRS and LC1 use WRS-WRS Integral Driver Mount WIS 1-4 Wall Integral Driver Plate	SVPD2 Standalone integral sensor

Notes: 1. Order LC remotely separately.
2. Only available for Round Hood option (RW)
3. 9003-W1 not available in LC2
4. 9003-W2 not available in LC2 and LC1
5. Only available for Single Head, Up or Down (W1) with RSM only
6. LC2 available with integral driver
7. Only available for LC2C
8. Remote Driver distance up to 60'
9. Only product configurations with this designated profile are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to COOPER'S WEBSITE for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
10. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

TD506024EN
6-2022



Lumiere

Catalog #	Type
Project	
Comments	Date
Prepared by	

60,000hrs.
Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements.
Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



Lanterra 9003

BAA
LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25° Celsius
20W LED, L70/102,000@25° Celsius

RECESSED ROUND CANOPY LIGHTS



- Interactive Menu**
- Order Information page 2
 - Product Specifications page 4
 - Photometric Data page 5
 - Energy & Performance Data page 3
 - Dimming Guide
 - Product Warranty

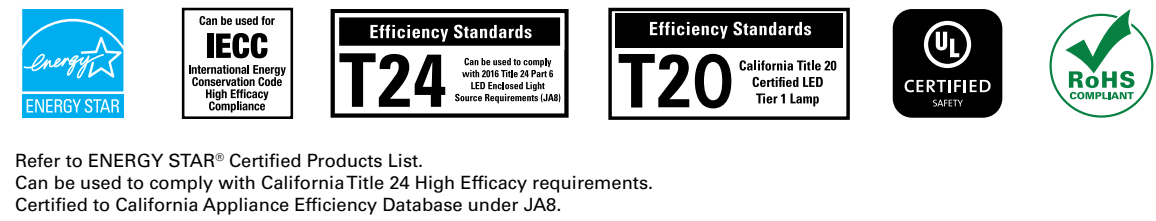
HALO

HL36AR

3" Round Shallow Directional Remodeler LED Module and Trims

Typical Applications
Residential, Light Commercial

Product Certification



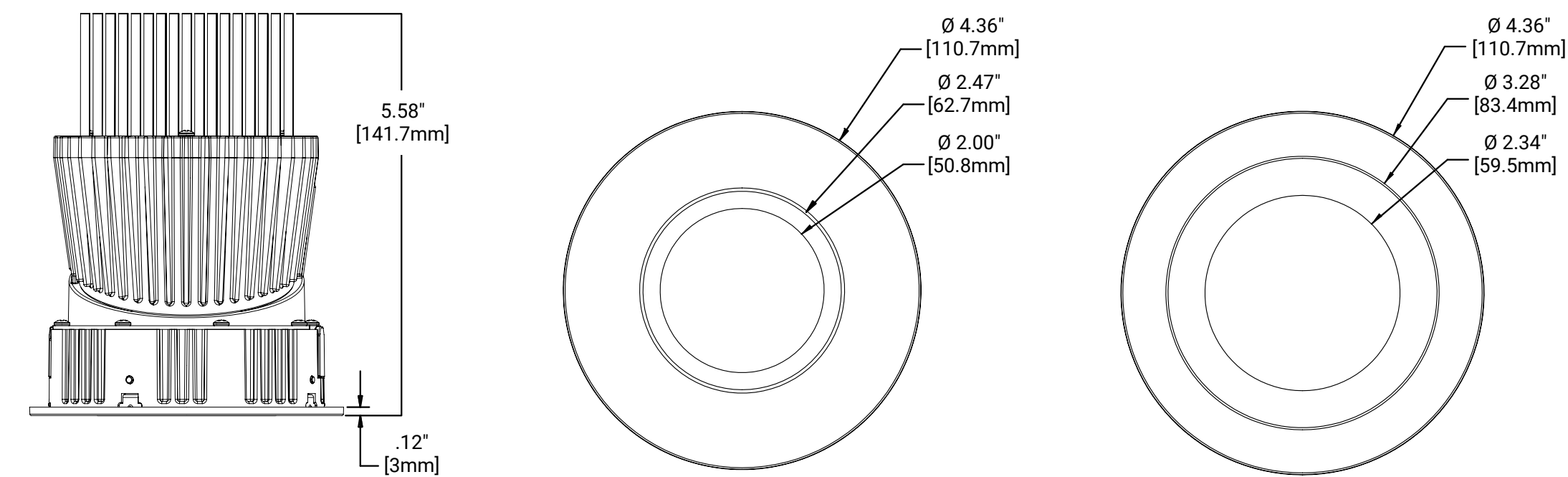
Product Features



Top Product Features

- Install from below the ceiling (does not require recessed housing or junction box)
- 2700K, 3000K, 3500K and 4000K fixed CCT; field interchangeable optics
- Delivers up to 1700 lumens; achieves L70 at 50,000 hours in IC and non-IC applications
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Wet location listed for showers and protected ceilings with select trims

Dimensional and Mounting Details



PS518153EN page 1
May 4, 2022 11:20 AM

RECESSED LINEAR CANOPY LIGHTS



BACKLIT ADDRESS NUMBER



NEIGHBORHOOD CONTEXT



EAST - WEST STREET SECTION



NORTH - SOUTH STREET SECTION

EAST

Homewood Suites,
Single Family Homes,
Multifamily Apartments

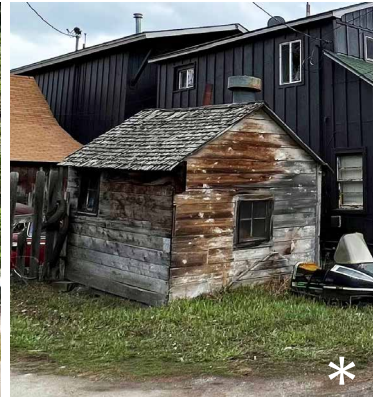
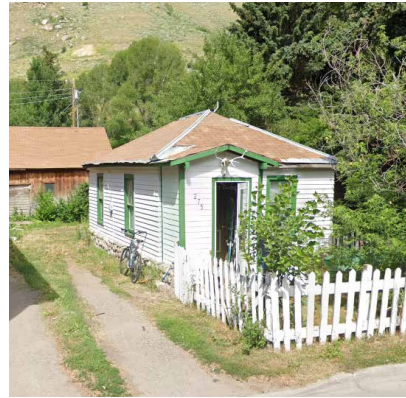


NEIGHBORHOOD CONTEXT

* Common material:
Wood boards, natural color

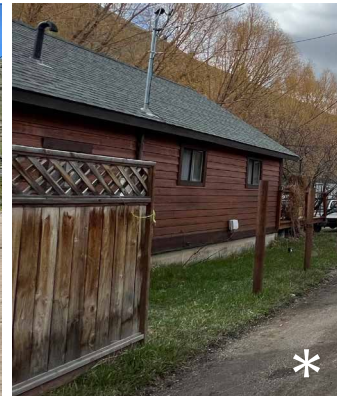
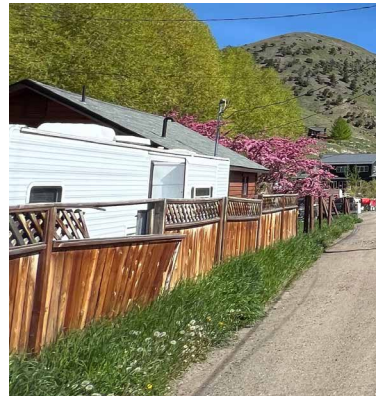
NORTH

Single Family Homes,
Inn on the Creek



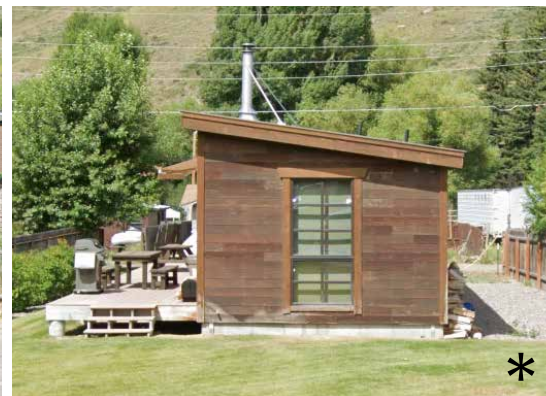
WEST

Single Family Homes



SOUTH

Single Family Homes



PROPOSED MATERIAL PALETTE

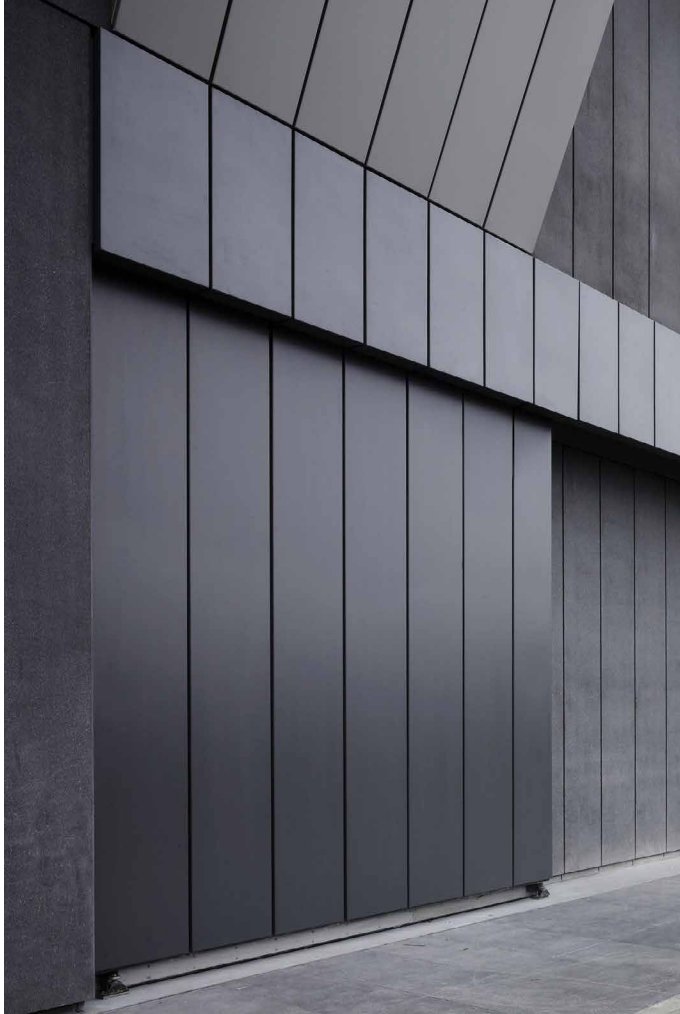
1 BOARD FORMED CONCRETE
EXTERIOR WALLS, LEVEL 1



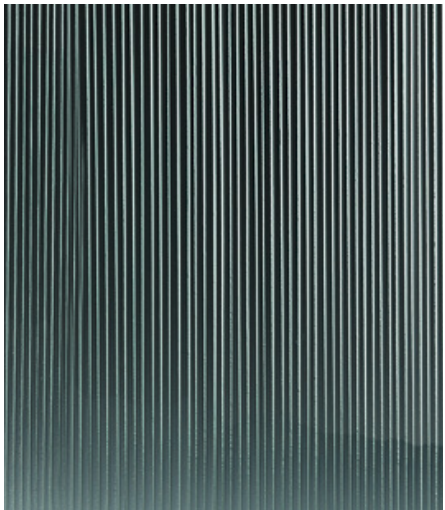
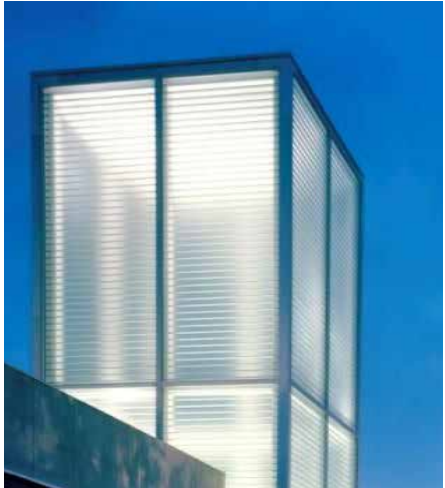
2 CEDAR SIDING
EXTERIOR WALLS, LEVELS 2 & 3, & ROOF FASCIAS



3 METAL PANEL RAINSCREEN
EXTERIOR CLADDING @ WINDOWS & STAIRS



4 FRITTED GLASS OR FLUTED BACKLIT GLASS
STAIR TOWERS ALONG MILLWARD ST.















NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning Work.



ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L0.1

Drawing Name
EXISTING CONDITIONS

Project Status



NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

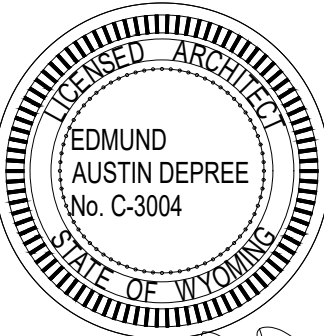
185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning Work.



ISSUED DATE		ISSUED FOR
1	10/28/2022	Check Set
2	11/15/2022	100% DD
3	12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

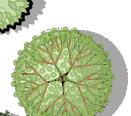
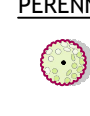
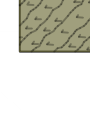
2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L0.2

Drawing Name
CONTEXT PLAN

Project Status

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	GREENROOF	LEVEL 1 LANDSCAPE	REMARKS
	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	3" Cal.	B&B	4		4	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	6		6	
	Populus tremuloides	Quaking Aspen	3" Cal.	B&B	2		2	
	Populus tremuloides	Quaking Aspen	Clump		5	5		
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	GREENROOF	LEVEL 1 LANDSCAPE	REMARKS
	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal.		24		24	
	Crataegus douglasii	Douglas Hawthorn	6"	B&B	31		31	
	Rhus trilobata	Skunkbush Sumac	6" Ht.	B&B	7	7		
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	GREENROOF	LEVEL 1 LANDSCAPE	REMARKS
	Astilbe x arendsii 'Happy Day'	Happy Day Astilbe	1 gal.		12		12	
	Carex appalachica	Appalachian Sedge	1 gal.		51		51	
	Deschampsia cespitosa	Tufted Hair Grass	1 gal.		38	38		
	Helictotrichon sempervirens	Blue Oat Grass	1 gal.		44	38	6	
	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.		12		12	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	GREENROOF	LEVEL 1 LANDSCAPE	REMARKS
	Native Meadow Sod		sod		1,698 sf	1,232 sf	466 sf	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS 1 / 1,000 SF of Landscape Area = 3 PLANT UNITS
1 / 12 Parking Spaces = 5 PLANT UNITS
TOTAL PROPOSED = 8 PLANT UNITS

(8) PROPOSED PLANT UNITS (6) 3" Caliper Trees
(42) 6" Shrubs or Multi-Stem Trees
(24) #5 Container Shrubs
1 Public Art Feature is substituted for (1) Plant Unit
10 sf of Permanent Planters are substituted for (4) #5 Container Shrubs
1 Bench is substituted for (1) Canopy Tree

All landscaping will comply with Div. 5.5 of Town of Jackson LBRs. The landscape material shown meets the (8) Plant Unit requirement. A bond for the (8) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(8) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost Of (8) Plant Unit & Irrigation x 125% for Bond Amount = \$49,000

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING	CR-2
GROSS SITE AREA	28,000 SQFT / 0.64 ACRES
PROPOSED STRUCTURES	5,538 SQFT
REQUIRED LANDSCAPE AREA/ LSR	2,800 SF/ 10%
PROPOSED LANDSCAPE AREA/ LSR	3,201 SF/ 11.4%

ALLEY

PROPERTY LINE

ROOF LINE

45' COMPACT
45' COMPACT
44'
43'
42'
41'
40'
39'45' COMPACT
45' COMPACT
44'
43'
42'
41'
40'
39'

MEADOW SOD BED WITH SHRUBS

BENCH CANTILEVERED/INTEGRATED OFF PLANTER

NATIVE MEADOW SOD

PLANTERS WITH SHRUBS AND PERENNIALS

GREEN ROOF WITH NATIVE SOD, NATIVE SHRUBS, 2" TALL BERM AND ASPEN TREES IN STEEL PLANTERS

PUBLIC ART AT ENTRY WAY IN RAISED STEEL PLANTER WITH PERENNIALS AND COBBLE

MILLWARD STREET

PLANTERS WITH SHRUBS AND PERENNIALS

NATIVE MEADOW SOD

BENCH CANTILEVERED OFF WALL

MEADOW SOD BED WITH COLUMNAR ASPENS AND SHRUBS



NORTH

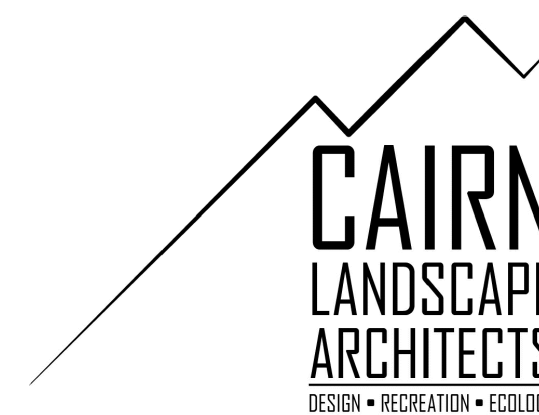
0 10 20 40 60

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

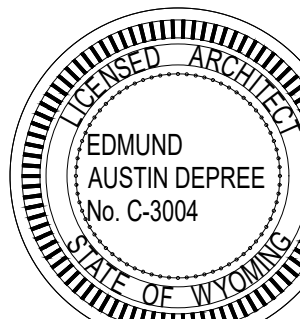
185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.



ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

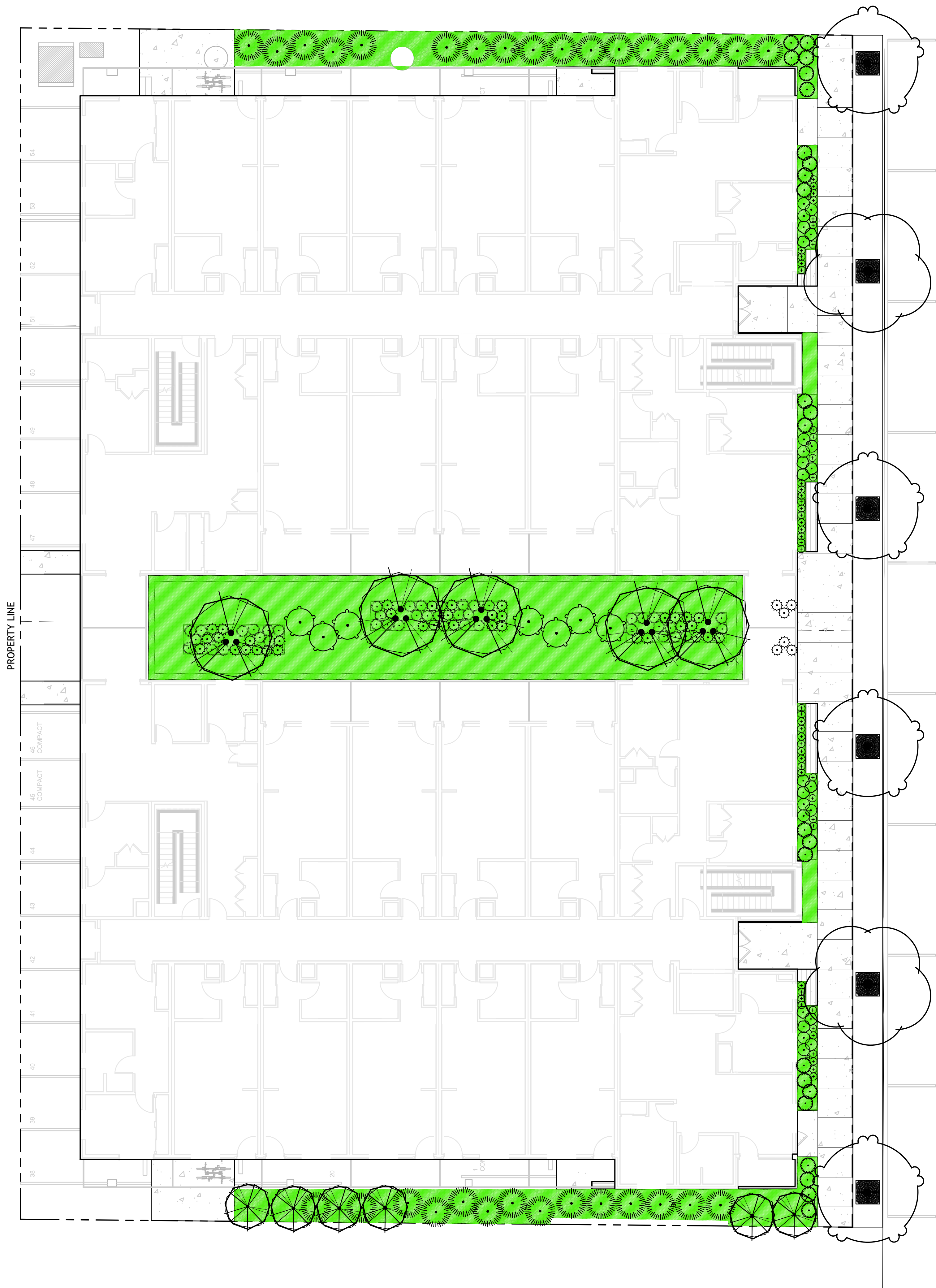
245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L0.3

Drawing Name
SITE PLAN

Project Status



- LEGEND
- PROPERTY BOUNDARY
 - PARCEL LOTS
 - EASEMENT
 - TOP OF BANK
 - DRIVEWAY
 - ROADWAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

LANDSCAPE SURFACE AREA CALCULATIONS		
ZONING		CR-2
GROSS SITE AREA	28,000 SQFT / 0.64 ACRES	
PROPOSED STRUCTURES	5,538 SQFT	
REQUIRED LANDSCAPE AREA/ LSR	2,800 SF/ 10%	
PROPOSED LANDSCAPE AREA/ LSR	3,201 SF/ 11.4%	

NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.



ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments
245 & 265 N. Millward St., Jackson, WY 83001

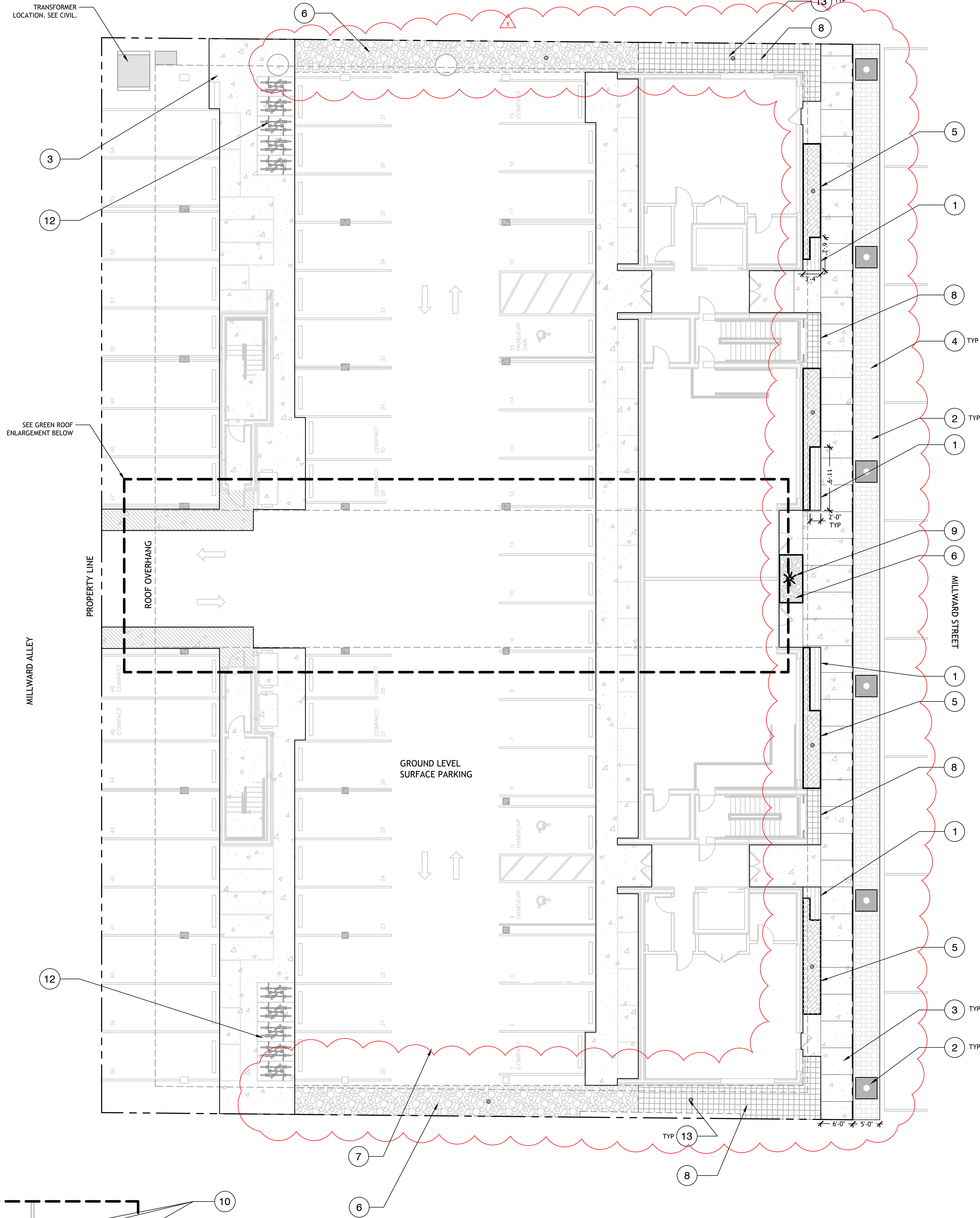
2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L0.4

Drawing Name
LSR DIAGRAM

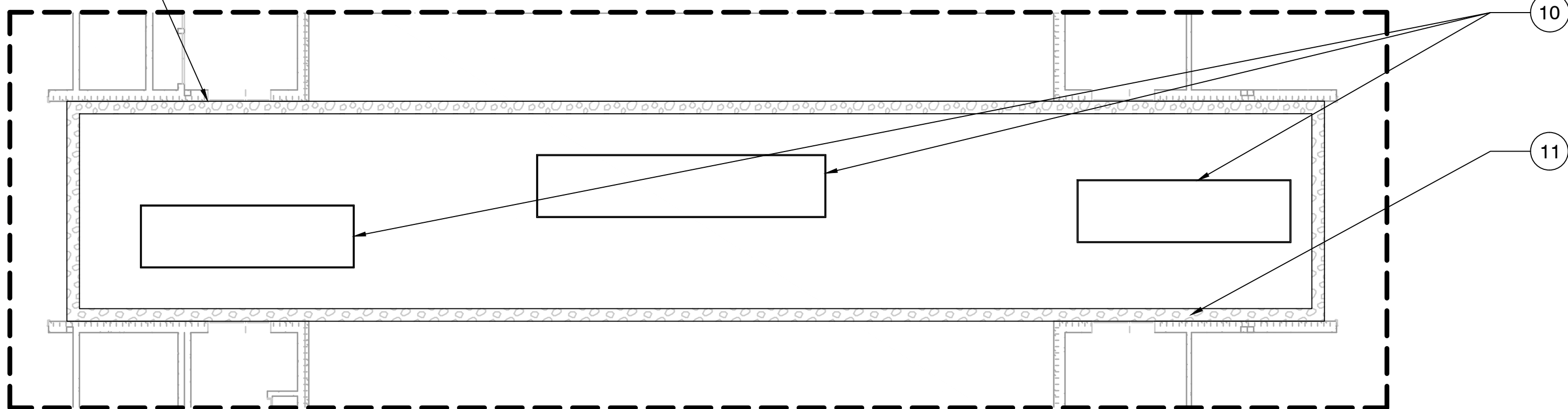
MATERIAL NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CUSTOM CANTILEVERED BENCH OFF STEEL PLANTER WALL	77 sf	1/L5.0
2	TREES IN GRATE PER TOJ STANDARDS		/
3	PEDESTRIAN CONCRETE, SEE CIVIL		
4	PAVERS PER TOJ STANDARDS, SEE CIVIL	907 sf	
5	18" HEIGHT STEEL RAISED PLANTERS	246 lf	4/L5.0
6	3" MINUS RIVER COBBLE	754 sf	
7	ASPHALT PARKING LOT, SEE CIVIL		
8	AT GRADE PLANTER W/ NATIVE MEADOW SOD	466 sf	2/L5.0
9	ART PIECE SET IN RAISED PLANTER, ART PIECE TBD BY OWNER		
10	CUSTOM PLANTERS ON GREEN ROOF	144 lf	1/L5.1
11	2"-4" DIAMETER RIVER COBBLE, TO BE APPROXIMATELY 4" DEPTH OVER GREEN ROOF DRAINS	231 sf	
12	BIKE RACK		
13	LANDSCAPE AREA DRAIN IN PLANTER	5/L5.0	

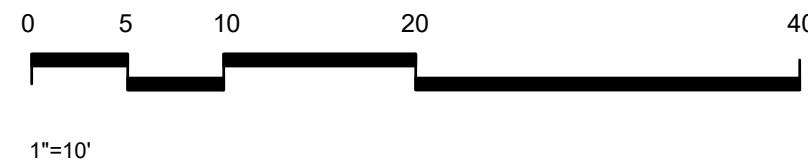


LEGEND	
	PROPERTY BOUNDARY
	PARCEL LOTS
	EASEMENT
	DRIVEWAY
	ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

SEE ARCH FOR
HYDROTECH INTENSIVE
GREEN ROOF



GREEN ROOF ENLARGEMENT
1"=8'



NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

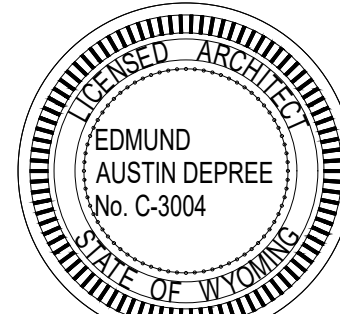
185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning Work.



ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

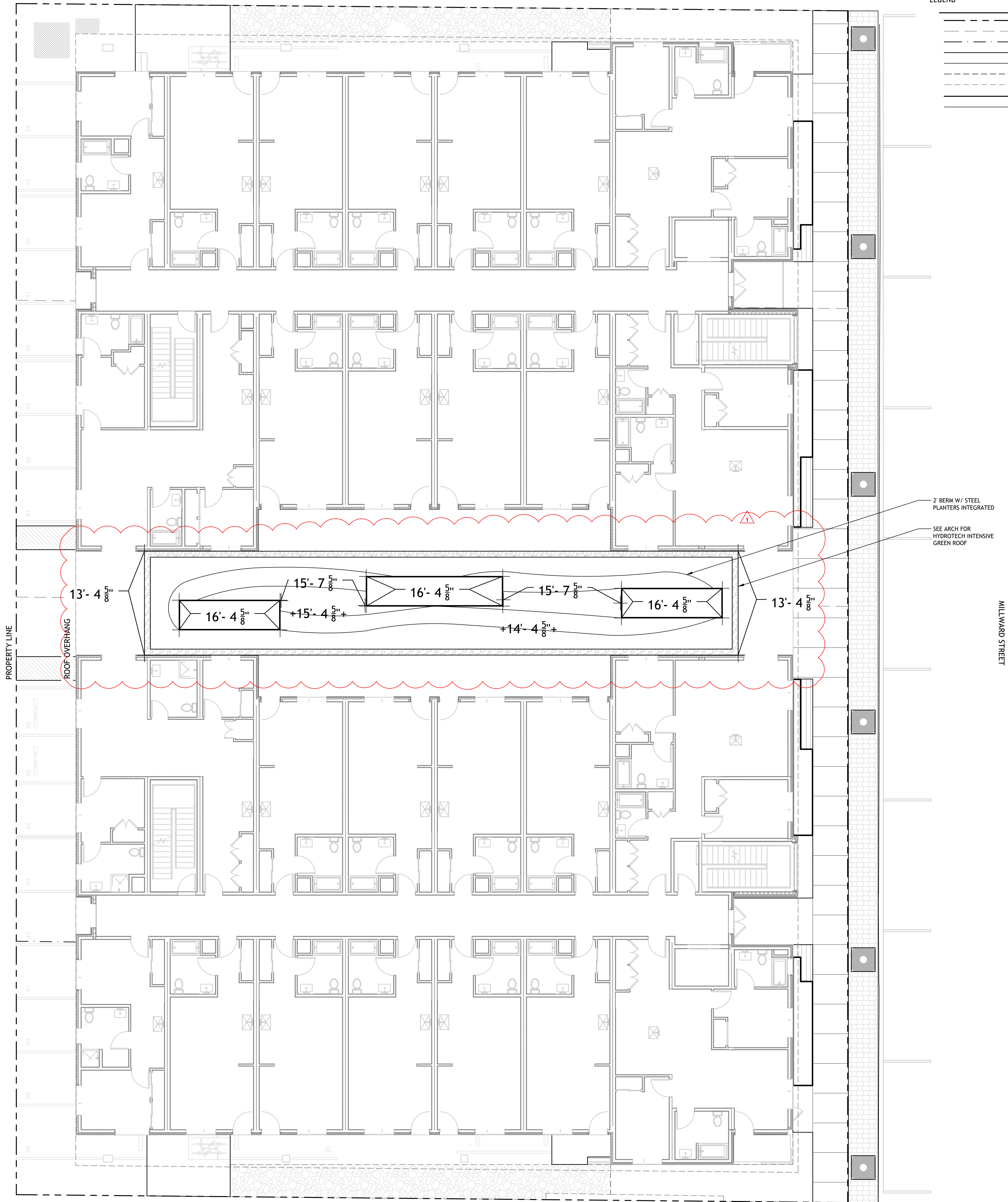
L1.0

Drawing Name
MATERIALS PLAN: LEVEL 1

Project Status

GRADING NOTES

1. All contours and spot elevations given are relative to architectural elevations.
2. Ensure all work complies with the project Grading & Erosion Control Permit (available from General Contractor). If site conditions vary from what is shown, contact the Landscape Architect for direction before proceeding.
3. Refer to Civil Engineer / Architecture drawings for all work related to utilities. Alert Civil Engineer and Landscape Architect of any conflicts for direction before proceeding.
4. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect.
5. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
6. Contractor is to fence entire Limits of Disturbance and do not allow vehicle access outside of fenced area. All grading work inside fence is to be performed in such a manner as to disturb the minimum possible area. Use tracked vehicles or place soil protection such as plywood or Geo Grid under wheeled vehicles to limit compaction to subgrade. Contractor and sub contractor parking is to be limited to future driveway and auto court for duration of project as much as is possible.
7. Coordinate rough grading work with related work by Others, including but not limited to building construction, site utilities, irrigation, and landscaping.
8. No slope to exceed 2:1.
9. Contractor to ensure that all retaining walls shown comply with LDR 5.72 - 8.4 and retain less than 4' of earthwork. If any discrepancies exist, contact Landscape Architect immediately.
10. Obtain approval of rough grading from Landscape Architect or Civil Engineer prior to placing finished grade. All subgrade that has seen vehicle traffic is to be scarified prior to approval of rough grade being requested. No vehicle traffic other than that necessary for final grading and planting is to be allowed inside approved areas.



LEGEND

- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

2' BERM W/ STEEL PLANTERS INTEGRATED
SEE ARCH FOR HYDROTECH INTENSIVE GREEN ROOF

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.



ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

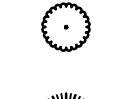
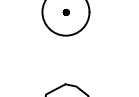
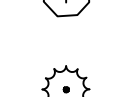
245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L2.0

Drawing Name
GRADING: GREEN ROOF

PLANT SCHEDULE LEVEL 1

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	3" Cal.	B&B	4	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	6	
	Populus tremuloides	Quaking Aspen	3" Cal.	B&B	2	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal.		24	
	Crataegus douglasii	Douglas Hawthorn	6"	B&B	31	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Astilbe x arendsii 'Happy Day'	Happy Day Astilbe	1 gal.		12	
	Carex appalachica	Appalachian Sedge	1 gal.		51	
	Helictotrichon sempervirens	Blue Oat Grass	1 gal.		6	
	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.		12	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Native Meadow Sod		sod		466 sf	

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 12 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod. Once finish grade has been approved, no vehicle or human traffic will be allowed into approved areas other than that necessary for planting to prevent topsoil compaction.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- All topsoil on undisturbed site shall be scraped and stockpiled on site for use during planting. This stockpile shall be unscrubbed and planted with a sterile cover crop such as sterile rye during the growing season (s) and covered during the winter to prevent weed growth during construction. The soil shall be unscrubbed if possible and spread as topsoil on areas to receive native seed prior to planting. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental weed free topsoil displaced from naturally well drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 3 parts topsoil by volume.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1/8 inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site. All landscaping material shall comply with Wyoming Nursery Stock Law.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- Irrigation system is to be design build by Contractor. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- Green roof irrigation and water proofing to be done by others.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/2 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- After an area has been planted, no human or vehicle traffic other than that required for plant maintenance will be allowed inside said area to prevent plant damage. Contractor will be responsible for replacing all damaged plant material from planting until project completion. Note that this note does not affect any plant warranty offered by the landscape contractor.
- All seed shall comply with Wyoming Seed Law. Seed shall be purchased from a licensed supplier by the Wyoming Department of Agriculture. Sources of seed and landscaping material shall be verified as not containing noxious weeds or exotic species.
- Apply 15-15-8 fertilizer at the rate of 15 lb per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
- All disturbed areas not receiving other treatment are to receive native seed. Contractor to verify exact amount in field. Field verification takes precedence over quantity listed.

PLANT UNIT SUMMARY AND BOND REQUIREMENTS

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (8) Plant Unit requirement. A bond for the (1) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(8) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost x 125% for Bond Amount = \$6,125.00

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

REQUIRED PLANT UNITS
1/1,000 SF of Landscape Area = 3 PLANT UNITS
1/12 Parking Spaces = 5 PLANT UNITS

TOTAL PROPOSED = 8 PLANT UNITS
(8) PROPOSED PLANT UNITS
(6) 3" Caliper Trees
(42) 6" Shrubs or Multi-Stem Trees
(30) #5 Container Shrubs
10 SF of Permanent Planters substitute (4) #5 Container Shrubs
1 Bench substitute for (1) Canopy Tree
1 Bike Rack substitute for (1) Canopy Tree
1 Public Art Piece substitute for (1) Plant Unit

Site Development/LSR Calculations:
Zoning CR-2
Gross Site Area 28,000 SQFT / 0.64 AC
Landscape Surface Ratio (min) 2,800 SQFT / 10%
Proposed LSR 3,201 SQFT / 11.4%

TETON COUNTY WEED & PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

- Prior to construction, Contractor shall contact the Teton County Weed & Pest, or other qualified professional, to conduct a site specific inventory of invasive species and create a species specific management plan in accordance with Teton County LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

- All construction equipment to be cleaned prior to entering the site.
- Soil stockpiles to be routinely checked and treated for invasive species.
- Disturbance outside of the construction zone and in areas where invasive species are present shall be minimized.
- All areas outside of the construction zone shall be kept on active management using the control methods prescribed in the species specific management plan created prior to construction. This area shall be monitored and treated at least twice each growing season.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

- Re-vegetation to occur immediately after construction is complete to prevent the establishment of invasive species in disturbed areas.
- Nursery stock shall be in accordance with W.S. 11-9-101-109 (Wyoming Nursery Stock Law), accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Department of Agriculture. Seeds shall be in accordance with W.S. 11-12-101-125 (Wyoming Seed Law), certified weed free, and acquired through a dealer licensed by the Wyoming Department of Agriculture.
- Certified weed free straw, gravel, and soil shall be utilized where possible.
- Teton County Weed & Pest shall be contacted to create a post-construction inventory.

MILLWARD ALLEY

PROPERTY LINE

ROOF OVERHANG

MILLWARD STREET

LEGEND

---	PROPERTY BOUNDARY
---	PARCEL LOTS
---	EASEMENT
---	DRIVEWAY
---	ROADWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR



0 5 10 20 40

NORTHWORKS

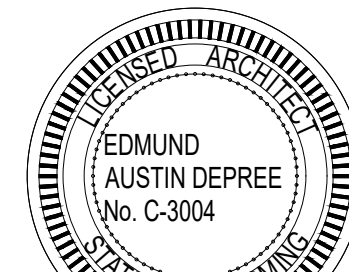
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L4.0

Drawing Name
PLANTING PLAN: LEVEL 1

Project Status

PLANT SCHEDULE GREENROOF

TREES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	<u>REMARKS</u>	
	Populus tremuloides	Quaking Aspen	Clump		5		
SHRUBS	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	<u>REMARKS</u>	
	Rhus trilobata	Skunkbush Sumac	6' Ht.	B&B	7		
PERENNIALS AND GRASSES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	<u>REMARKS</u>	
	Deschampsia cespitosa	Tufted Hair Grass	1 gal.		38		
	Helictotrichon sempervirens	Blue Oat Grass	1 gal.		38		
GROUND COVERS	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
	Native Meadow Sod		sod			1,232 sf	

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod. Once finish grade has been approved, no vehicle or human traffic will be allowed into approved areas other than that necessary for planting to prevent topsoil compaction.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plants shall govern the plant count.
- All topsoil on undisturbed site shall be scraped and stockpiled on site for use during planting. This stockpile shall be unscreened and planted with a sterile cover crop such as sterile ryegrass during the growing season (s) and covered during the winter to prevent weed growth during construction. The soil shall be unscreened if possible and spread as topsoil on areas to receive native seed prior to planting. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental weed free topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- For areas to receive seed or sod and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decimoles/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site. All landscaping material shall comply with Wyoming Nursery Stock Law.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- Irrigation system is to be design build by Contractor. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- Green roof irrigation and water proofing to be done by others.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- After an area has been planted, no human or vehicle traffic other than that required for plant maintenance will be allowed inside said area to prevent plant damage. Contractor will be responsible for replacing all damaged plant material from planting until project completion. Note that this note does not affect any plant warranty offered by the landscape contractor.
- All seed shall comply with Wyoming Seed Law. Seed shall be purchased from a licensed supplier by the Wyoming Department of Agriculture. Sources of seed and landscaping material shall be verified as not containing noxious weeds or exotic species.
- Apply 16-8-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after final grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
- All disturbed areas not receiving other treatment are to receive native seed. Contractor to verify exact amount in field. Field verification takes precedence over quantity listed.

PLANT UNIT SUMMARY AND BOND REQUIREMENTS

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (B) Plant Unit requirement. A bond for the (1) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(B) Plant Unit Required

Average Value of (1) Plant Unit = \$2,600.00

Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00

Total Cost of Plant Unit & Irrigation = \$4,900.00

Total Cost x 125% for Bond Amount = \$6,125.00

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

REQUIRED PLANT UNITS

1/1,000 SF of Landscape Area = 3 PLANT UNITS

1/12 Parking Spaces = 5 PLANT UNITS

TOTAL PROPOSED = 8 PLANT UNITS

(B) PROPOSED PLANT UNITS

(6) 3" Caliper Trees

(42) 6" Shrubs or Multi-Stem Trees

(30) #5 Container Shrubs

10 SF of Permanent Planters substitute (4) #5 Container Shrubs

1 Bench substitute for (1) Canopy Tree

1 Bike Rack substitute for (1) Canopy Tree

1 Public Art Piece substitute for (1) Plant Unit

Site Development/LSR Calculations:

Zoning	CR-2
Gross Site Area	28,000 SQFT / 0.64 AC
Landscape Surface Ratio (min)	2,800 SQFT / 10%
Proposed LSR	3,201 SQFT / 11.4%

TETON COUNTY WEED & PEST-MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

- Prior to construction, Contractor shall contact the Teton County Weed & Pest, or other qualified professional, to conduct a site specific inventory of invasive species and create a species specific management plan in accordance with Teton County LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

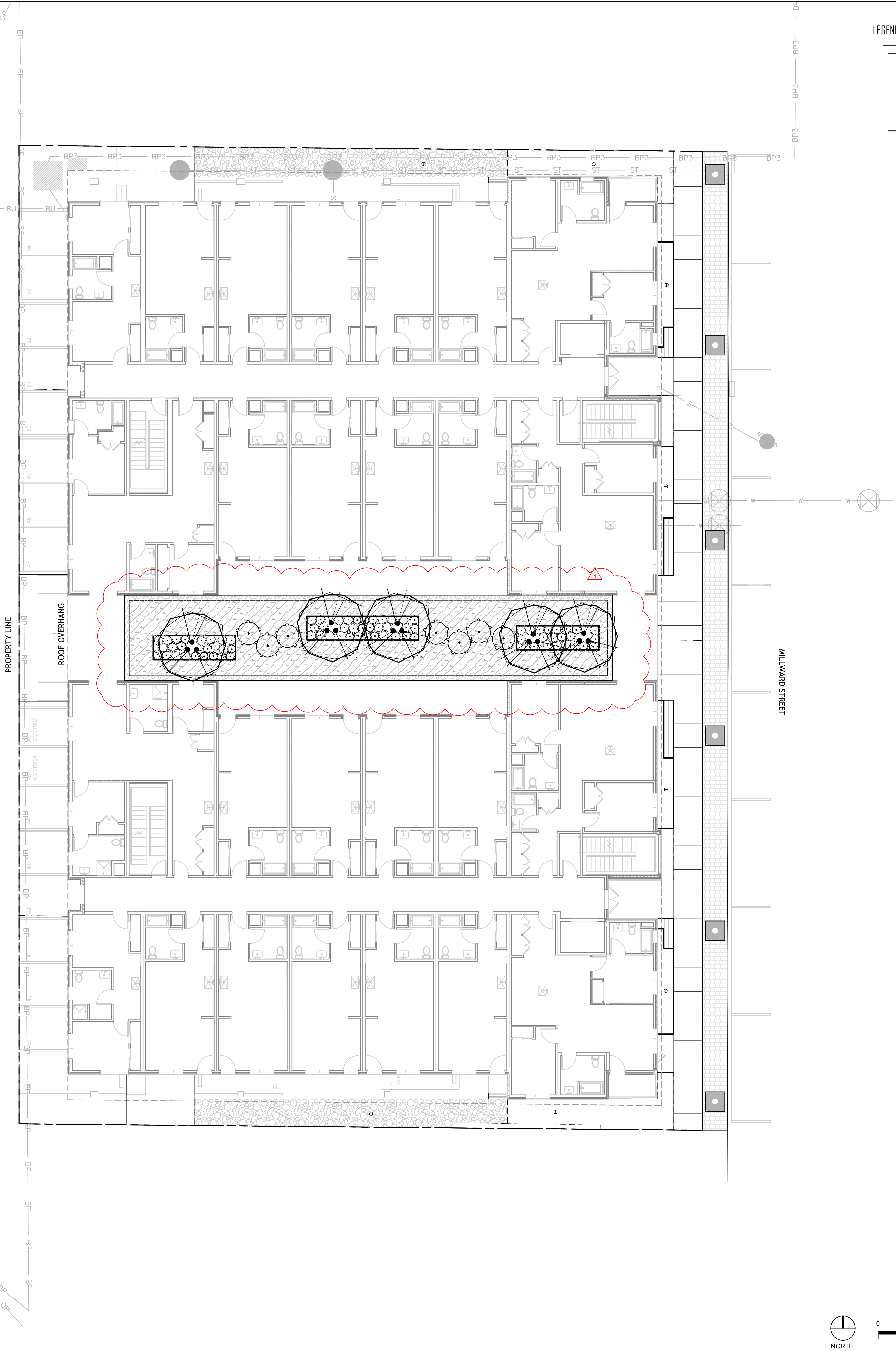
- All construction equipment to be cleaned prior to entering the site.
- Soil stockpiles to be routinely checked and treated for invasive species.
- Disturbance outside of the construction zone and in areas where invasive species are present shall be minimized.
- All areas outside of the construction zone shall be kept on active management using the control methods prescribed in the species specific management plan created prior to construction. This area shall be monitored and treated at least twice each growing season.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR

- Re-vegetation to occur immediately after construction is complete to prevent the establishment of invasive species in disturbed areas.
- Nursery stock shall be in accordance with W.S. 11-9-101-109 (Wyoming Nursery Stock Law), accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Department of Agriculture. Seeds shall be in accordance with W.S. 11-12-101-125 (Wyoming Seed Law), certified weed free, and acquired through a dealer licensed by the Wyoming Department of Agriculture.
- Certified weed free straw, gravel, and soil shall be utilized where possible.
- Teton County Weed & Pest shall be contacted to create a post-construction inventory.

LEGEND

---	PROPERTY BOUNDARY
---	PARCEL LOTS
---	EASEMENT
---	DRIVEWAY
---	ROADWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR



NORTHWORKS

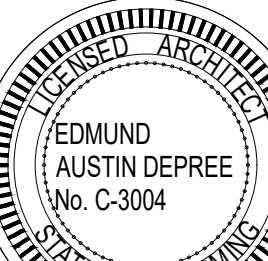
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision

PROFESSIONAL SEAL



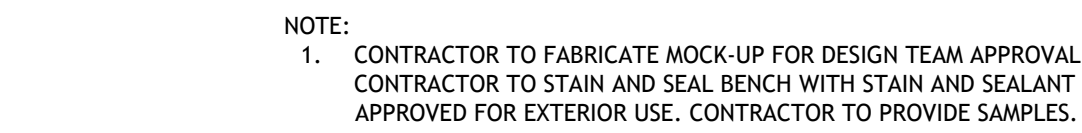
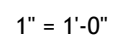
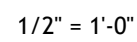
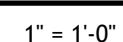
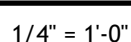
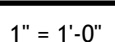
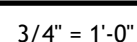
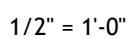
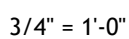
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

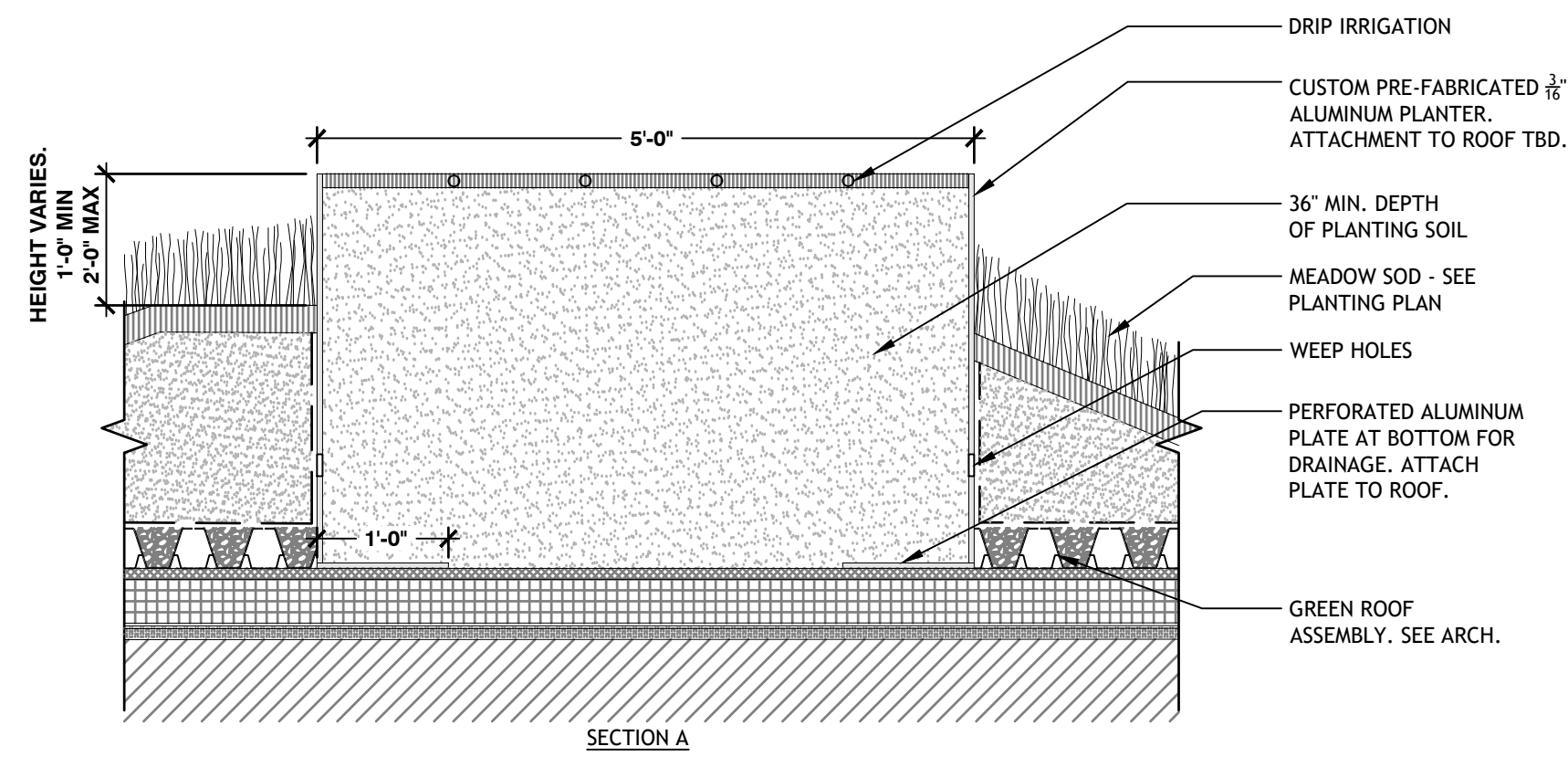
2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L4.1

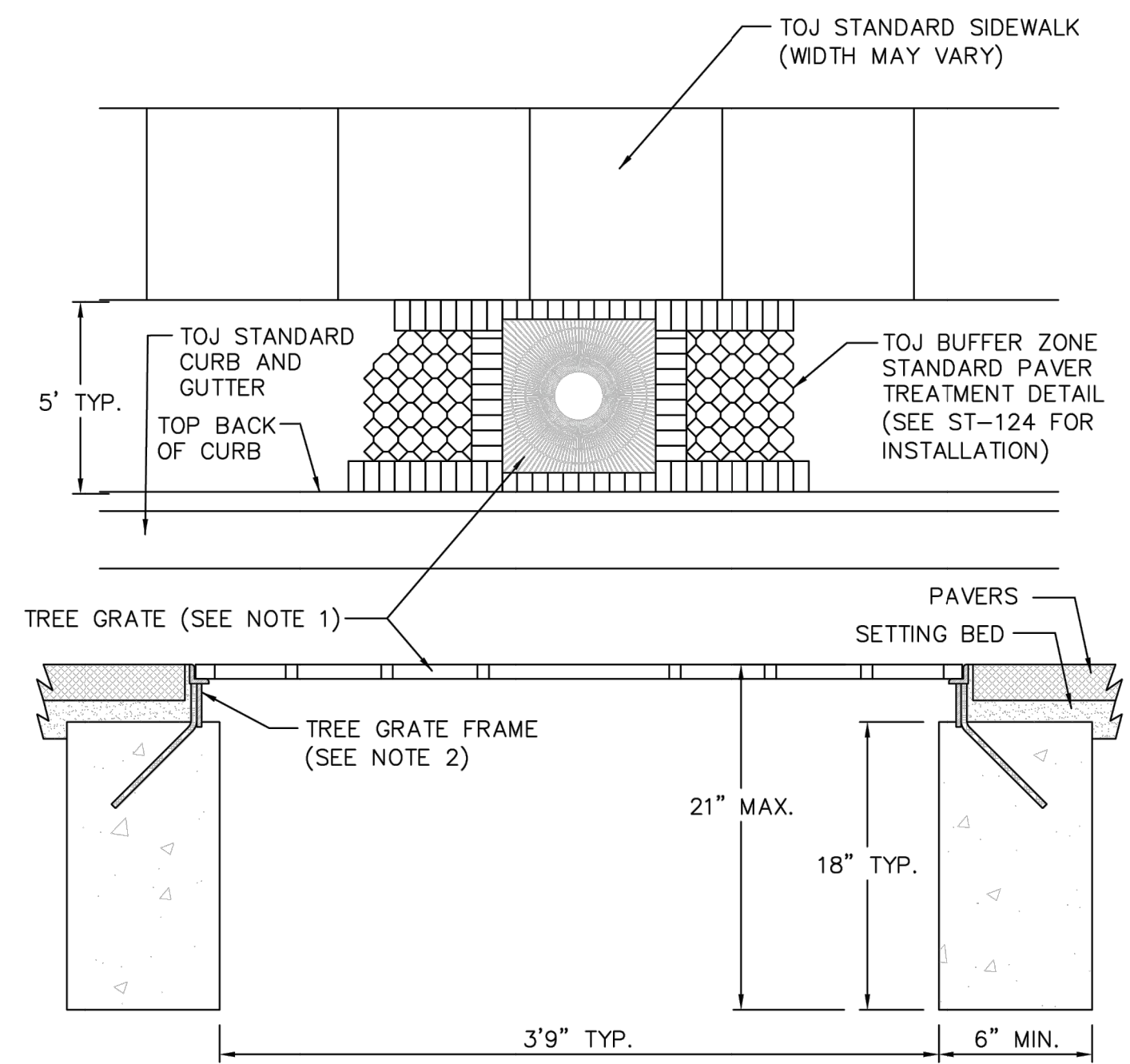
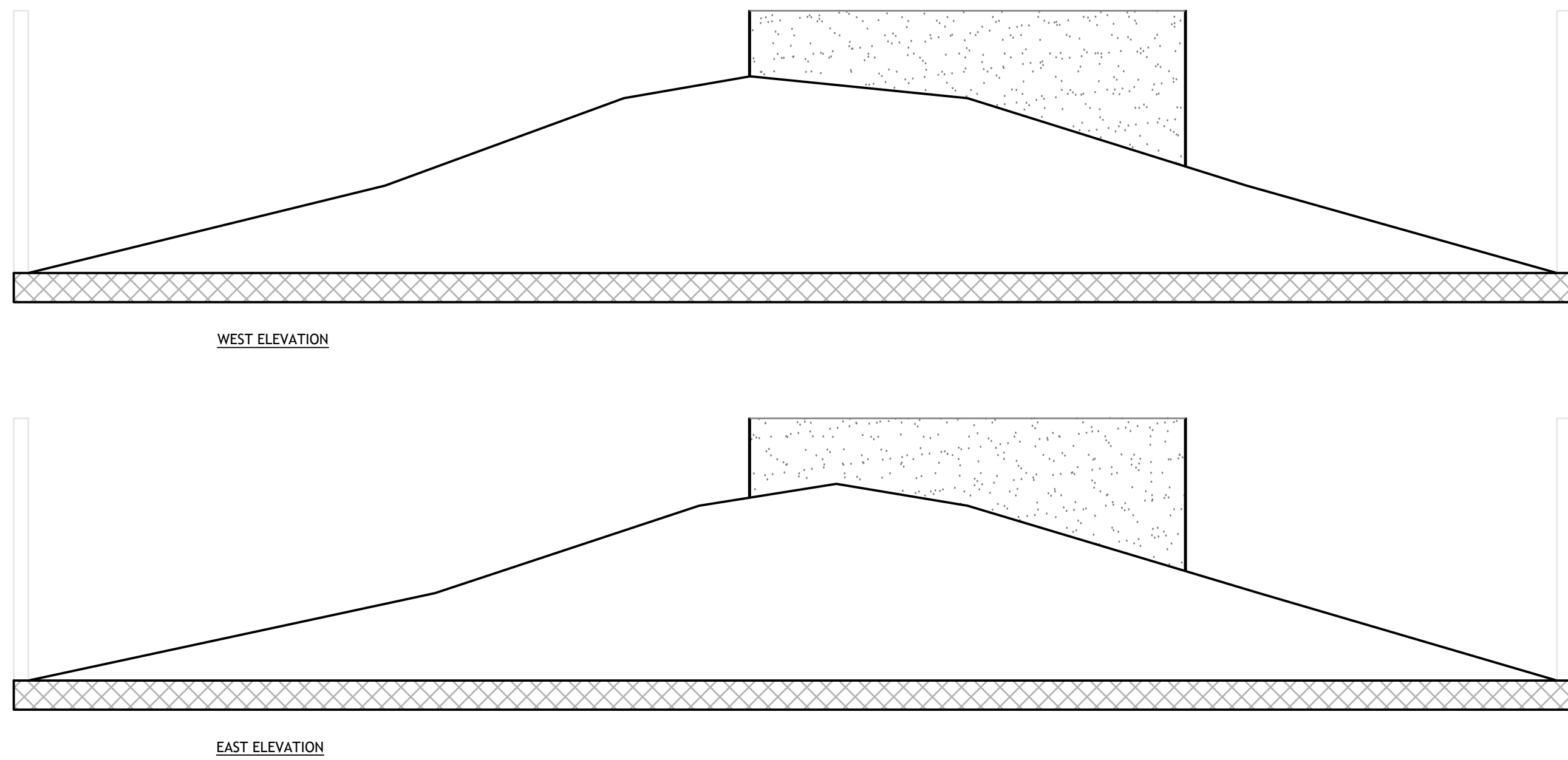
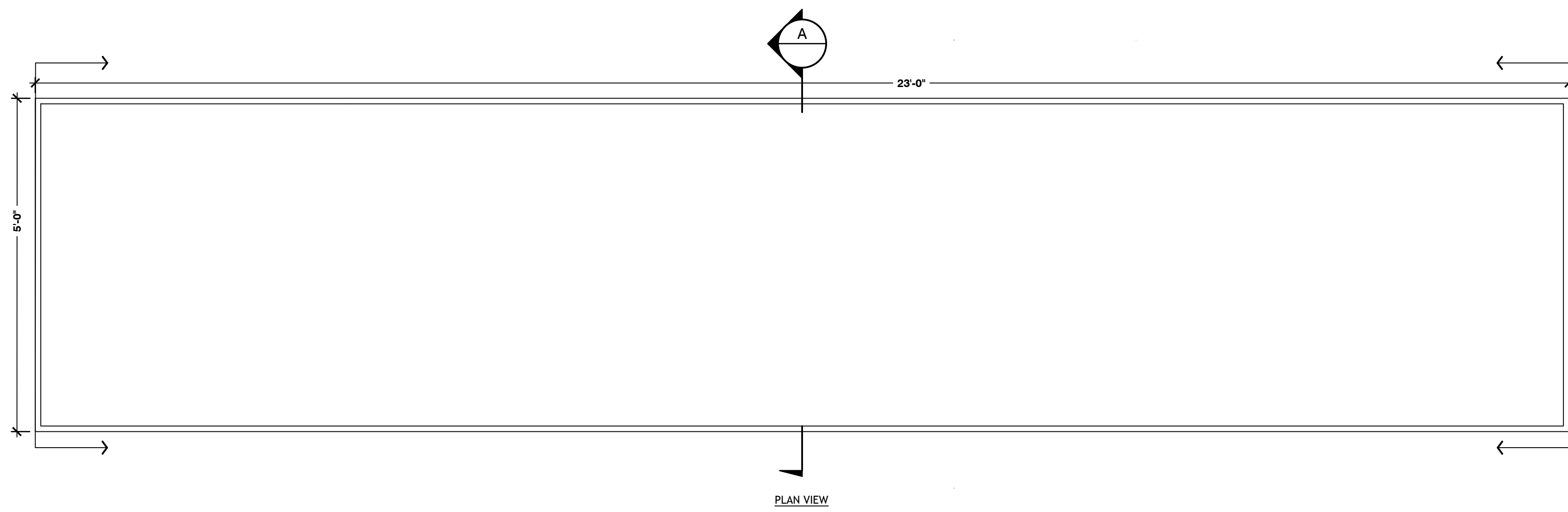
Drawing Name
PLANTING PLAN: GREEN ROOF


$$1/2" = 1'-0"$$


- NOTES
1. PROVIDE DRIP IRRIGATION TO ALL PLANTERS.
 2. PLANTER FINISH IS TO BE POWDERCOATED, COLOR TBD.
 3. PROVIDE SAMPLES FOR DESIGN TEAM APPROVAL.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PLANTER FOR LA REVIEW AND APPROVAL.
 5. ATTACH PLANTER TO ROOF. ATTACHMENT METHOD IS TBD.

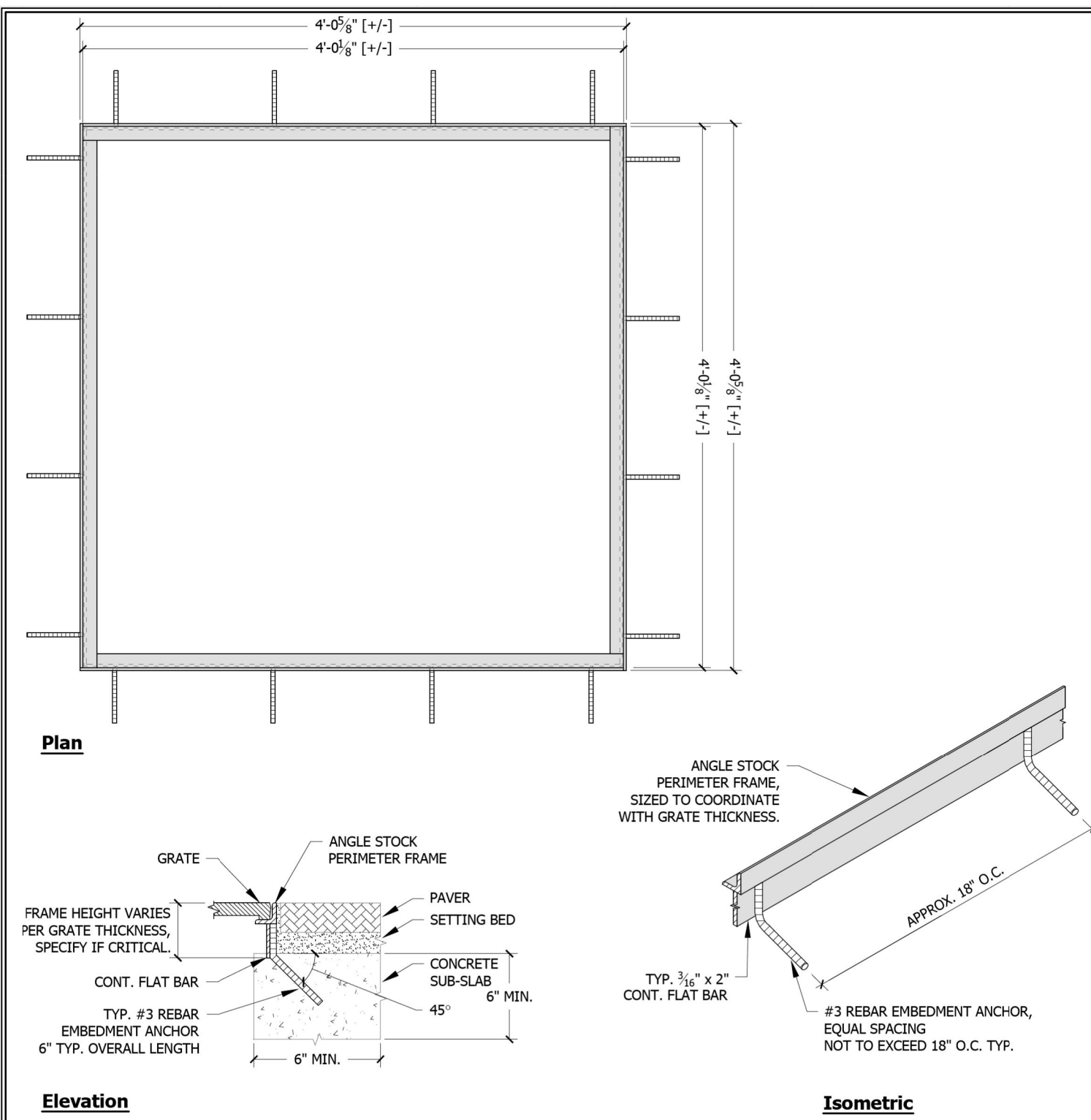


1 GREEN ROOF PLANTER A
3/4" = 1'-0"

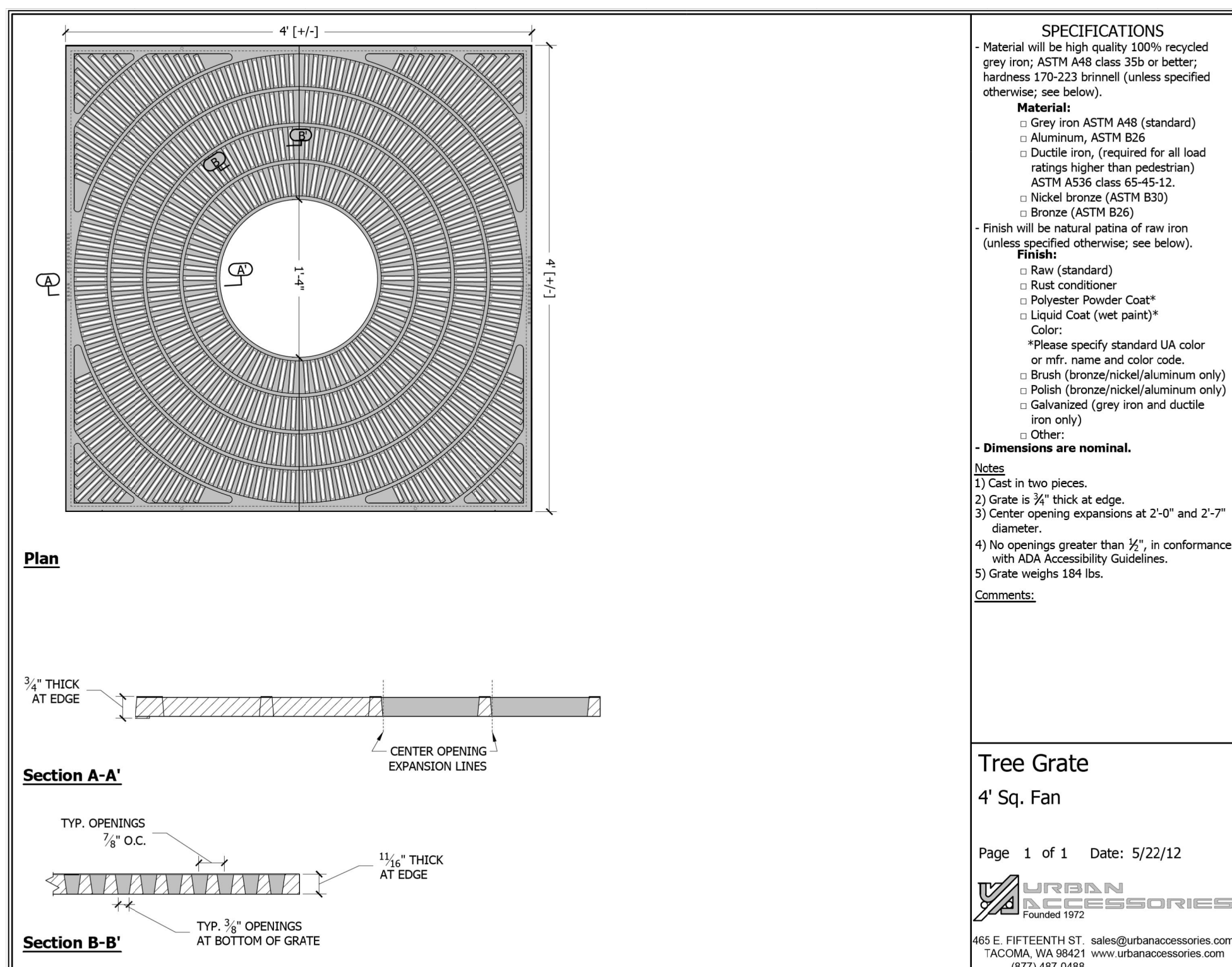


- NOTES:
1. TREE GRATE SHALL BE 4' SQUARE FAN, MADE OF GREY IRON WITH A RAW NATURAL FINISH, MANUFACTURED BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.
 2. TREE GRATE FRAME SHALL BE 4" SQUARE TYPE "P", PEDESTRIAN DUTY, MANUFACTURED BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.
 3. CONCRETE TREE WELL AND TREE FRAME GRATE SHALL BE SQUARE AND CENTERED WITHIN THE 5' BUFFER ZONE. FORMS FOR THE TREE WELL SHALL BE SET AFTER COMPLETION OF THE CURB AND GUTTER AND SIDEWALK.

4 TOJ STANDARD LS-106
TREE WELL DETAIL
NOT TO SCALE

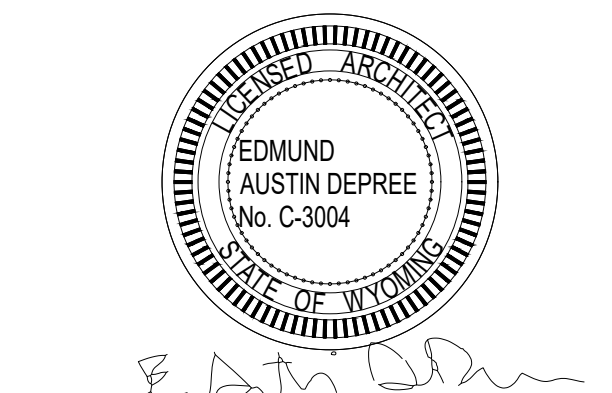


5 TOJ STANDARD
TREE GRATE FRAME
NOT TO SCALE



6 TOJ STANDARD
TREE GRATE
NOT TO SCALE

ISSUED DATE	ISSUED FOR
1 10/28/2022	Check Set
2 11/15/2022	100% DD
3 12/23/2022	Development Plan Revision



Project
Millward Street Apartments

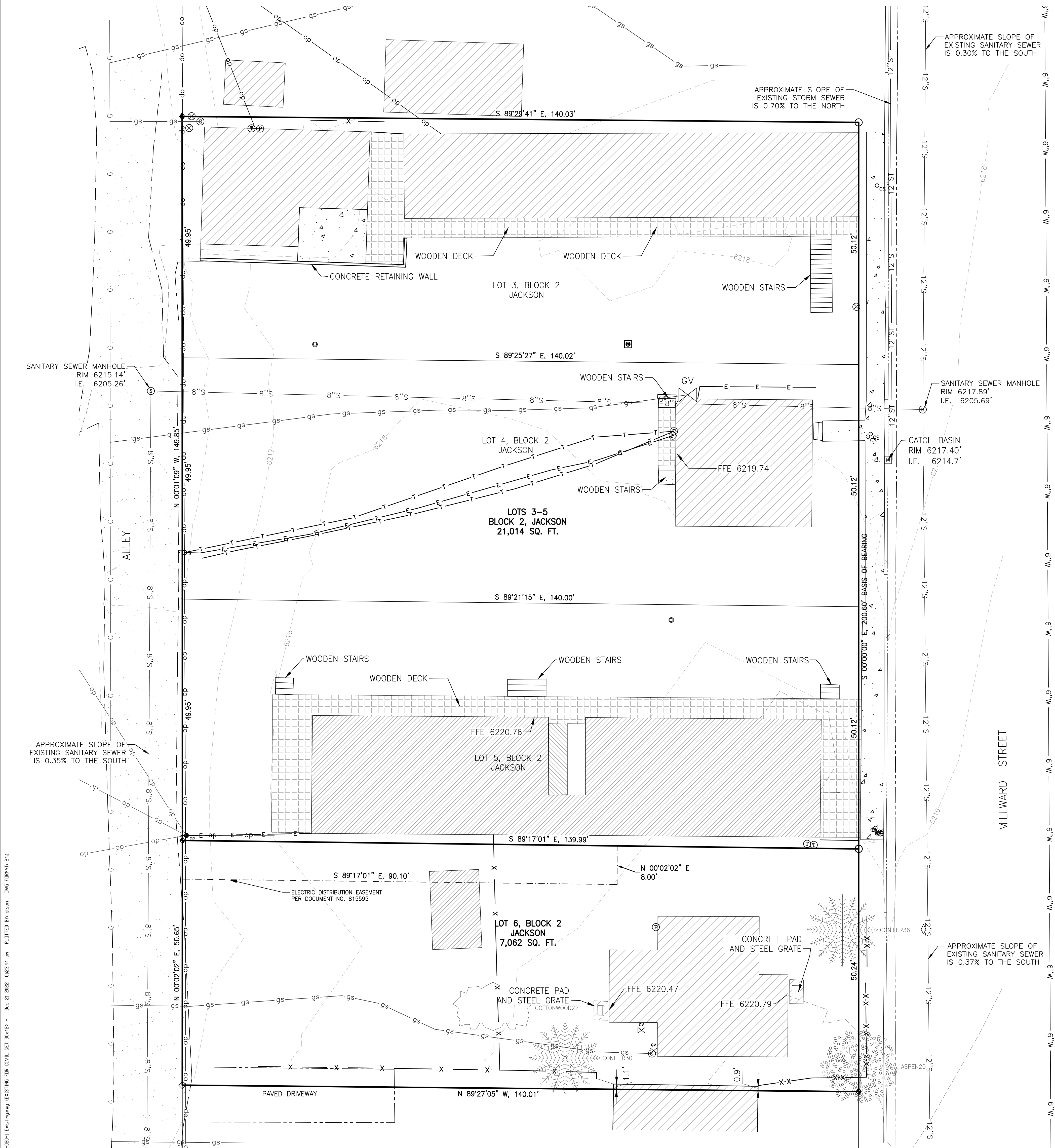
245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.
Drawer	Drawn By MA
Checker	Checked By HF
Discipline	Drawing No.

L5.1

Drawing Name
LANDSCAPE DETAILS

S:\Projects\2022\02-22-22\241 - Northworks - Surveying\4 - Drawings\02-FDP-1 Existing Site Plan.dwg Date: 12/23/22 10:34:44 am Plotted By: User Date: 12/23/22 10:34:44 am



EXISTING SITE PLAN



Vertical datum based on NAVD88 (geoid12b), derived from network gps observations.

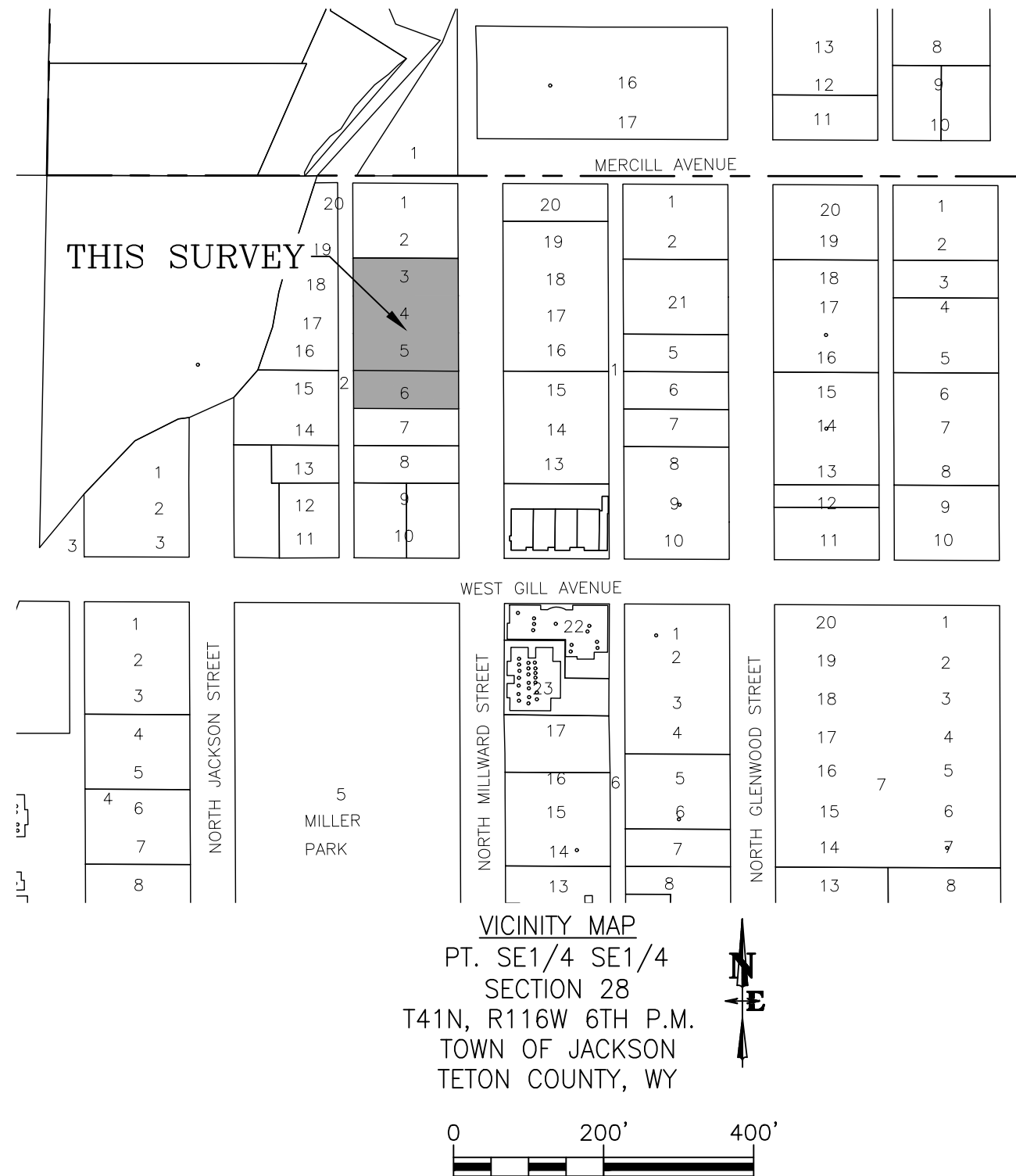
NOTE:
THIS MAP WAS PREPARED WITHOUT
BENEFIT OF TITLE REPORT AND IS
SUBJECT TO ANY OTHER EASEMENTS,
RESTRICTIONS, RESERVATIONS,
RIGHTS-OF-WAY, AND CONDITIONS OF
SIGHT AND/OR OF RECORD INCLUDING,
BUT NOT LIMITED, TO THOSE SHOWN
HEREON;

BUILDING SETBACKS PER TOJ CR-2
COMMERCIAL RESIDENTIAL ZONE

0-10' PRIMARY STREET
0-10' SECONDARY STREET
5' SIDE INTERIOR
10' REAR
10' ABUTTING PROTECTED ZONE

LEGEND	
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	CURB AND FLOWLINE
	EDGE OF PAVEMENT
	GRAVEL
	CONCRETE
	SEWER LINE W/SIZE IF KNOWN
	STORM SEWER LINE W/SIZE IF KNOWN
	WOOD FENCE
	RAIL FENCE
	GATE
	GAS LINE FROM LVE APPROX. FROM AERIAL IMAGE
	GAS SERVICE LINE APPROX. FROM LVE AERIAL IMAGE
	OVERHEAD POWER LINE
	OVERHEAD POWER APPROX. FROM LVE AERIAL IMAGE
	BURIED POWER- APPROX. PER LVE
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	WATERLINE PER APPROX. FROM TOWN GIS
	BUILDING
	DECK
	MONITORING WELL
	CATCH BASIN
	CURBSTOP
	ELECTRIC TRANSFORMER
	TELEPHONE VAULT
	GAS VALVE
	GAS METER
	TELEPHONE PEDESTAL
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CATCH BASIN
	POWER POLE
	GUY WIRE
	SIGN
	FOUND REBAR WITH CAP 13629
	NE REBAR WITH CAP 578
	FOUND REBAR
	STEEL BOLLARD
	EXISTING SPOT ELEVATION

Sheet No.	Sheet Title
C1.0	EXISTING SITE PLAN
C1.1	DEMO SITE PLAN
C2.0	FINAL SITE PLAN
C3.0	UTILITY SITE PLAN
C3.1	POWER SITE PLAN
C3.2	WATER DETAILS
C3.3	SEWER DETAILS
C3.4	STORM DETAILS
C3.5	CONTECH CASCADE SYSTEM DETAIL
C4.0	GRADING AND EROSION CONTROL PLAN
C4.1	CURB AND GUTTER P&P
C4.2	GRADING DETAILS
EX. 1	FIRE FLOW EXHIBIT



- NOTE:
- The site survey represented on this map show conditions determined by a field survey made on February 3, 2022 with 12 - 18 inches of snow on the ground and may not reflect changes made subsequent to that date.
 - The map was prepared without benefit of a Title Report and is subject to any other Easements, Restrictions, Reservations, Rights-of-Way, and Conditions of sight and/or of record including, but not limited to, those shown hereon.
 - Site development setbacks and building setbacks shall be verified with the planning department in the authority having jurisdiction prior to planning any development. It is also to be understood that other applicable codes, restrictions, covenants and regulations applicable to development and use should be determined prior to planning any development as these are not shown on this mapping.
 - Underground utility locates were not completed for the purposes of this survey; however, some private utilities were marked for other purposes at the time of fieldwork. Nelson Engineering picked up all present point markings, but these markings are incomplete and only represent portions of the property. Other underground utilities may exist.

NORTHWORKS

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

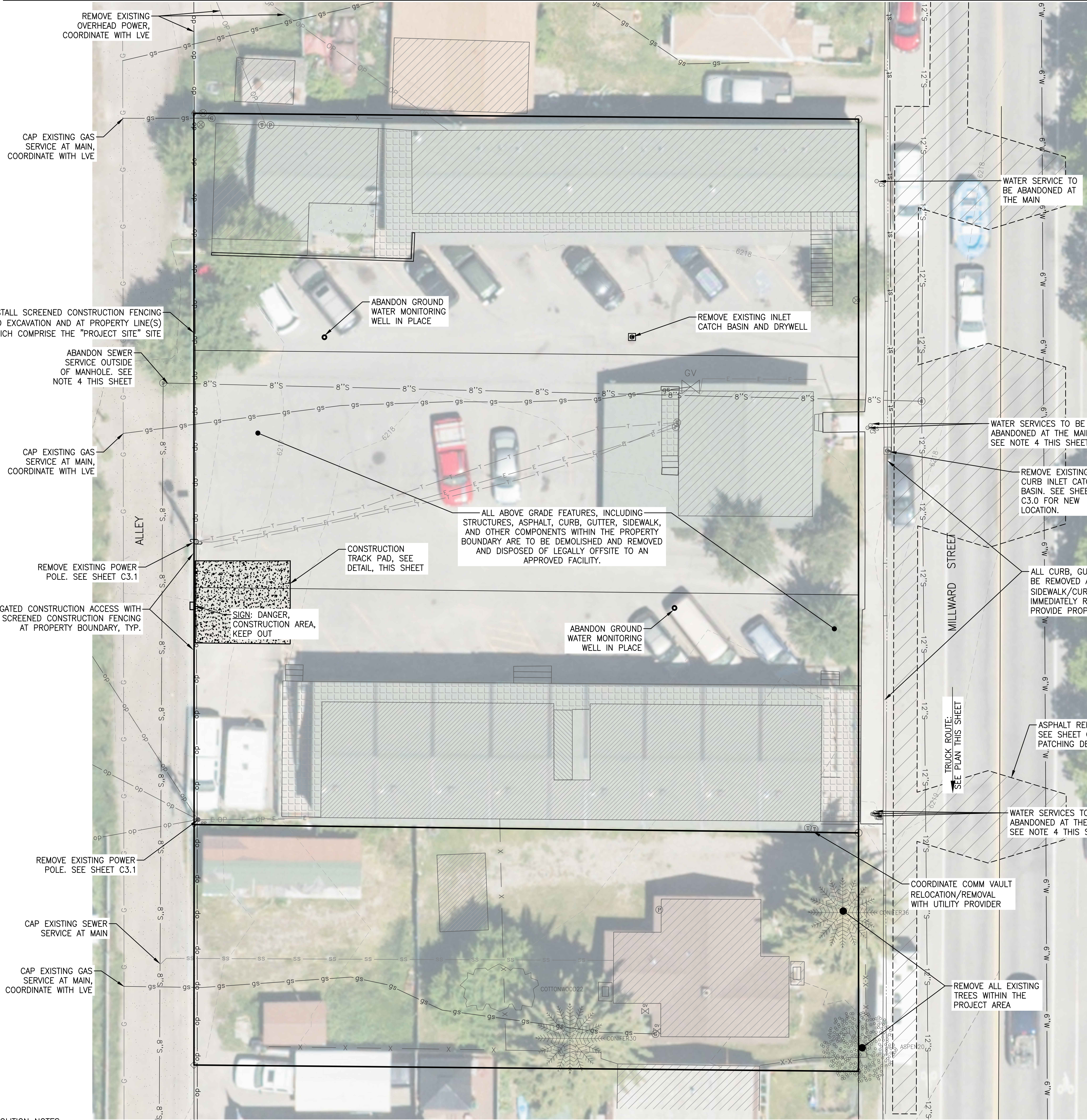
2210	Project No.	22-020-02
Drawer	Drawn By	BRADEN OLSON
Checker	Checked By	JOSH KILPATRICK
Discipline	Drawing No.	

C1.0

Drawing Name
EXISTING SITE PLAN

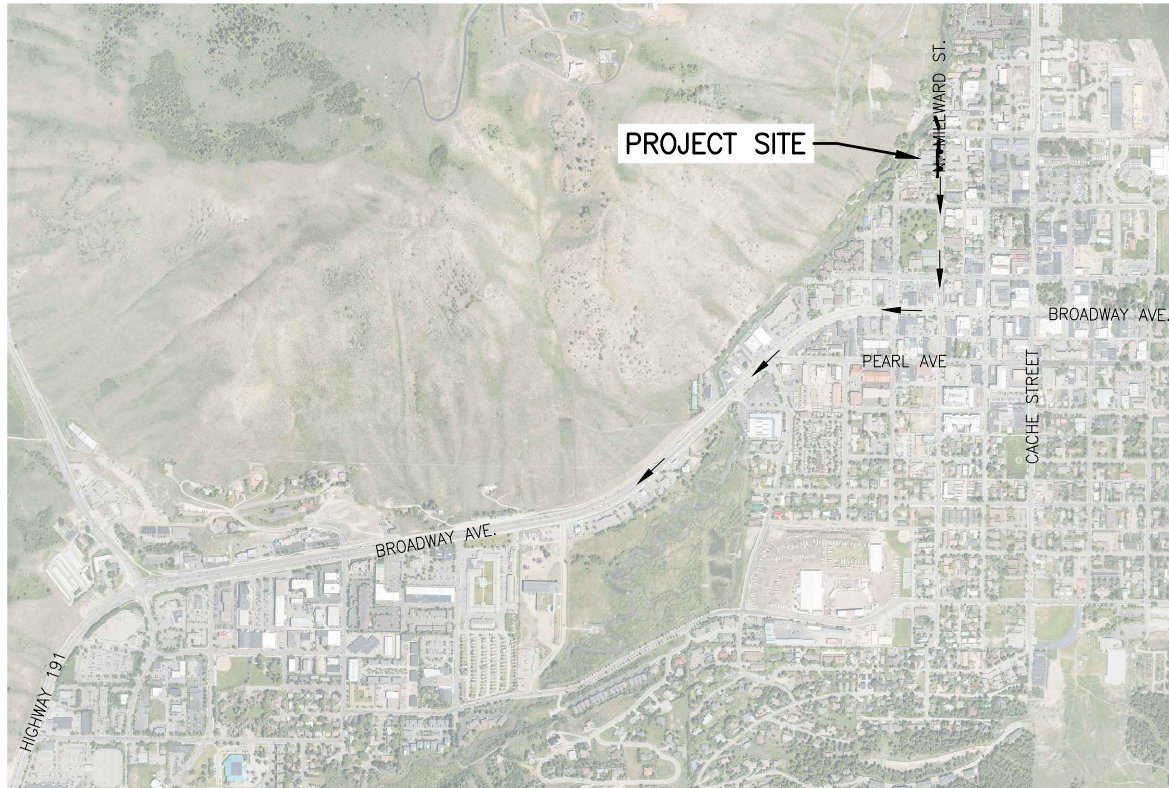
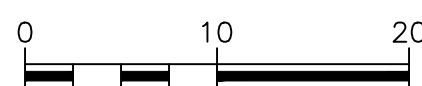
12/23/22 FDP RESUBMITTAL

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

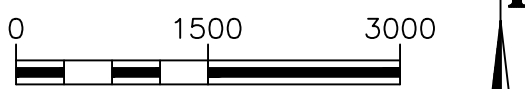


- DEMOLITION NOTES**
1. CONSTRUCTION ACTIVITIES SHALL OCCUR 2023/2024, DEMOLITION ACTIVITIES ARE SCHEDULED FOR MAY-JULY 2023.
 2. CONTRACTOR SHALL INSTALL CONSTRUCTION ACCESS TRACK PAD AT THE CONSTRUCTION ENTRANCE, SEE DETAIL 1 THIS SHEET.
 3. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAR ROAD OF ANY SOILS WHEN NECESSARY.
 4. ALL EXISTING UTILITY SERVICES TO BE ABANDONED AT THE MAIN, OR CONNECTING MANHOLE/VAULT AS REQUIRED BY UTILITY PROVIDER. EXISTING UTILITIES WILL BE ABANDONED IN COORDINATION WITH THE UTILITY PROVIDER. EXISTING WATER AND SEWER SERVICES ARE SHOWN IN PLAN BASED ON THE TOWN OF JACKSON GIS. COORDINATION WITH TOJ PUBLIC WORKS WILL BE REQUIRED TO DETERMINE ABANDONMENT(CAPPING AND PLUGGING) REQUIREMENTS AND WHICH SERVICES ARE LIVE AND REQUIRE ABANDONMENT PRIOR TO CONSTRUCTION.
 5. ASBESTOS CONTAINING MATERIALS MAY BE PRESENT. REFER TO TESTING REPORT.
 6. SEE SHEET C2.0 FOR ENCROACHMENT PERMIT REQUIREMENTS .
 7. TEMPORARY CONSTRUCTION FENCING TO BE SCREENED PER TOWN OF JACKSON REQUIREMENTS.
 8. GATED ENTRY TO REMAINED CLOSED AT ALL TIMES EXCEPT WHEN CONSTRUCTION EQUIPMENT AND/OR DEMOLITION DEBRIS IS BEING MOVED IN OR TRUCKED OUT.

DEMO SITE PLAN



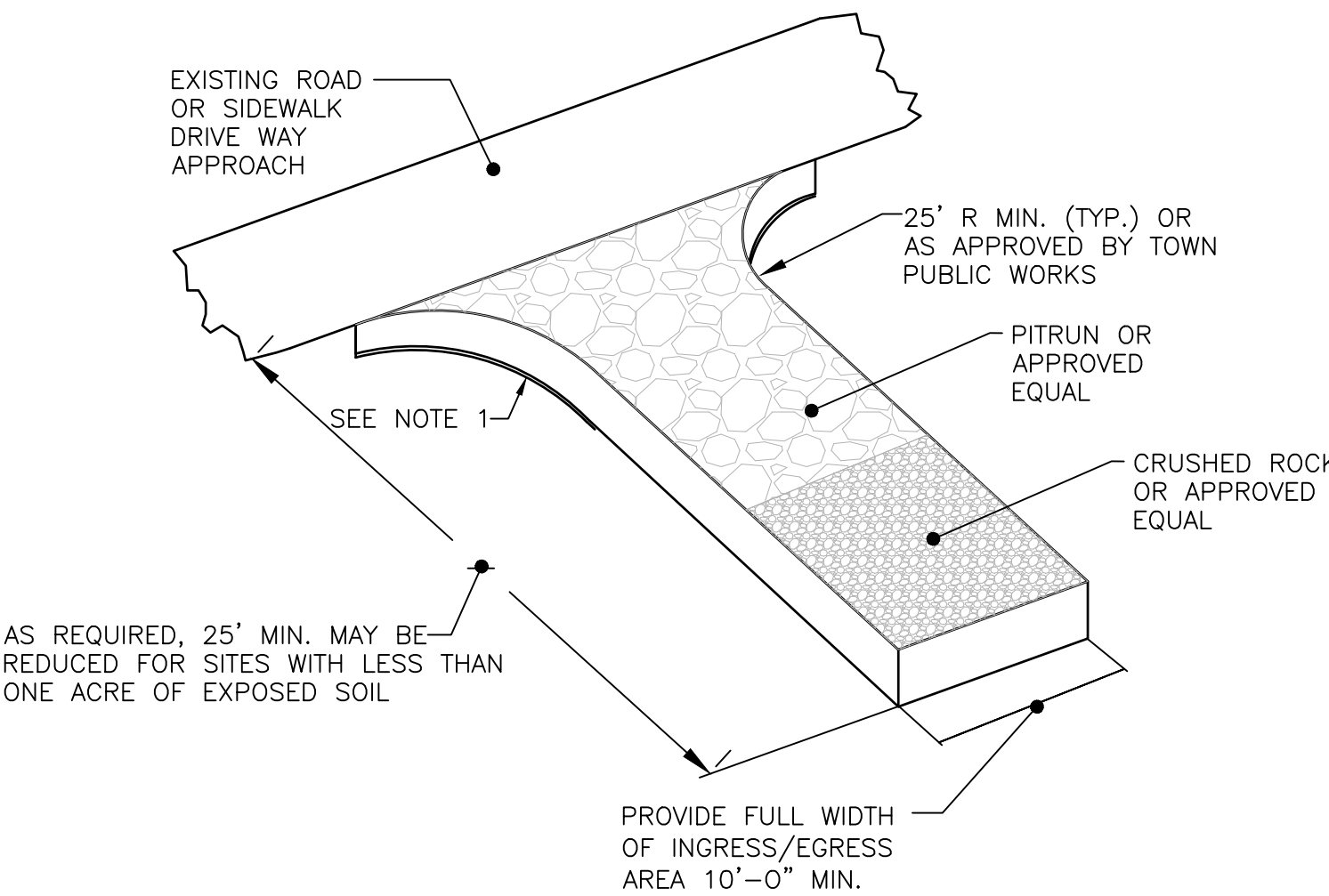
**TRUCK ROUTE/
VICINITY PLAN**



TRUCK ROUTE:
LEAVE SITE TO SOUTH ON N. MILLWARD ST.
TURN WEST ON BROADWAY AVE TO ACCESS
HIGHWAY 191 SOUTH OF TOWN



DANGER SIGN
(1 REQUIRED)



- NOTES:**
1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
 2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

1 CONSTRUCTION TRACK PAD DETAIL
C1.1 N.T.S.

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

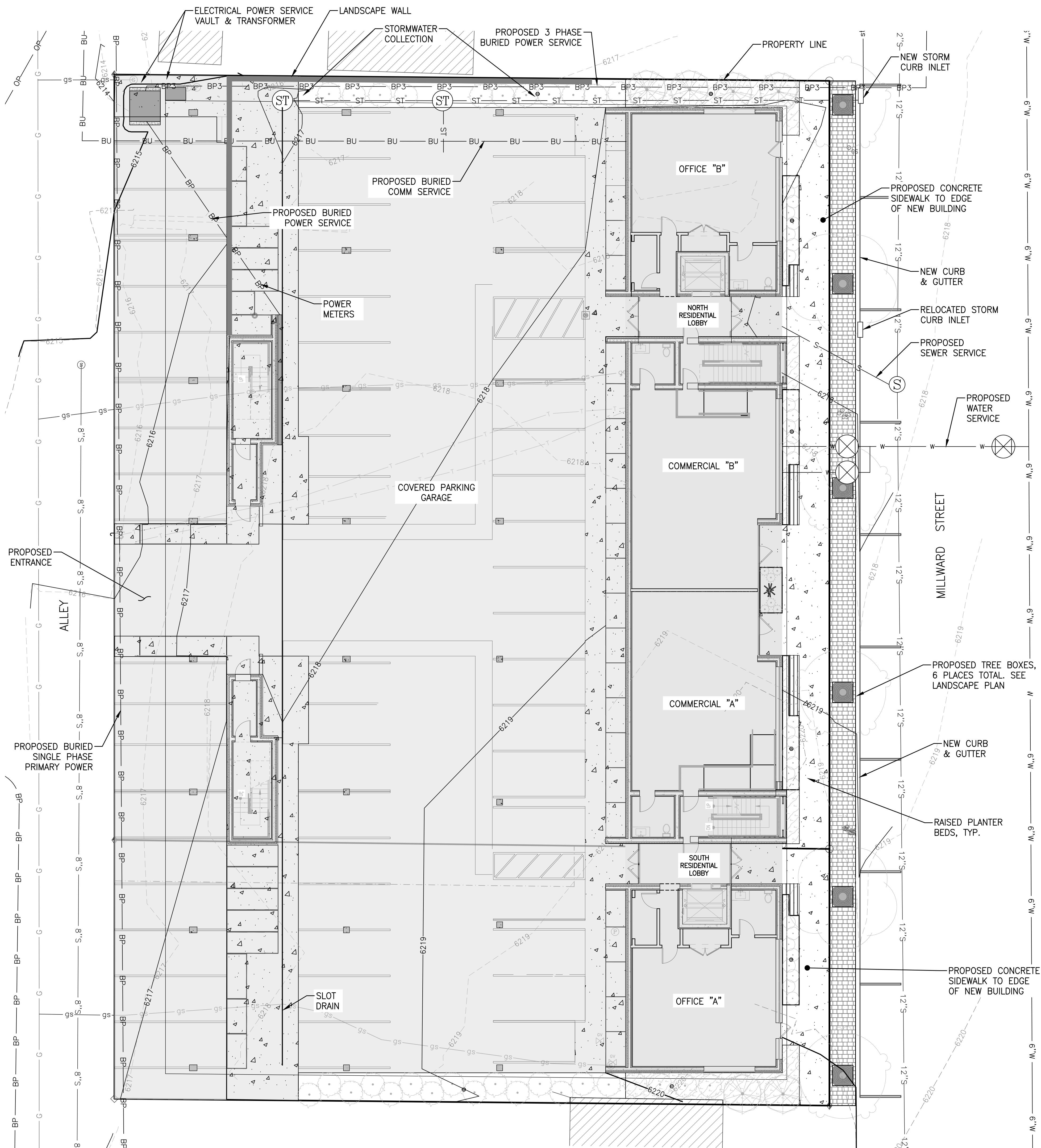
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

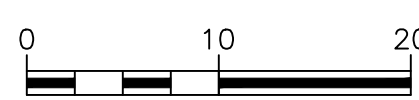
2210	Project No. 22-020-02
Drawer	Drawn By BRADEN OLSON
Checker	Checked By JOSH KILPATRICK
Discipline	Drawing No.

C1.1

Drawing Name
DEMO SITE PLAN



FINAL SITE PLAN



SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
- CONTRACTOR REQUIRED TO COMPLY WITH WDEQ PERMITTING REQUIREMENTS FOR DISCHARGE ASSOCIATED WITH CONSTRUCTION.
- STOCKPILED MATERIAL WILL BE STORED WITHIN THE PROJECT SITE OR OTHER APPROVED LOCATION OFFSITE PROCURED BY CONTRACTOR.
- ENTRANCE, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS WITHIN THE TOJ ROW SHALL COMPLY WITH TOJ STANDARD DETAILS.
- IN ACCORDANCE WITH C4.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
- SEE LANDSCAPE PLANS FOR PLANTING AND HARDSCAPE REQUIREMENTS.
- CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES THIS SHEET FOR WEED MANAGEMENT REQUIREMENTS.
- CONSTRUCTION ACTIVITIES SHALL OCCUR 2023/2025. DEMOLITION ACTIVITIES ARE SCHEDULED FOR MAY-JULY 2023.
- CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
- A GEOTECHNICAL REPORT WAS COMPLETED. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, ACCESS/PARKING CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.
- CONTRACTOR SHALL HAVE ALL PERMANENT REFERENCE MONUMENTS AND PROPERTY CORNERS VERIFIED AND IF NECESSARY RE-ESTABLISHED BY A LICENSED SURVEYOR AFTER COMPLETION OF CONSTRUCTION.
- A TOJ ENCROACHMENT PERMIT WILL BE REQUIRED. PERMIT MUST BE SUBMITTED TO TOWN OF JACKSON PRIOR TO ANY WORK IN RIGHT-OF-WAY

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
- NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
- TOWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE 12/23/2022 ISSUED FOR FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No. 22-020-02
Drawer	Drawn By BRADEN OLSON
Checker	Checked By JOSH KILPATRICK
Discipline	Drawing No.

C2.0

Drawing Name
FINAL SITE PLAN

12/23/22 FDP RESUBMITTAL

CONNECT TO EXISTING COMM
PEDESTAL. COORDINATE LOCATION
OF BURIED COMM LINE TO THE
BUILDING WITH UTILITY PROVIDER

INSTALL CONTECH CASCADE SEPARATOR
WITH DRAIN INLET PER SHEET C3.5
RIM ELEV=6216.9'±
INVERT OUT ELEV=6214.9'±

INSTALL 30-LF 6"Ø PVC
STORM SEWER @ MIN
0.5% SLOPE PER DETAIL
STM-100/C3.4

INSTALL STORM SEWER MANHOLE
WITH SOLID LID PER DETAIL 1/C3.4
RIM ELEV=6217.25'±
INVERT IN=6214.75'±
INVERT OUT ELEV=6214.65'±
MH OPEN BOTTOM ELEV=6208.65'±

INSTALL 80-LF 10"Ø PVC STORM
SEWER @ MIN 0.5% SLOPE PER
DETAIL STM-100/C3.4

PROPERTY BOUNDARY

INSTALL STORM CURB INLET PER DETAIL
STM-101/C3.4. CONNECT TO EXISTING STORM
SEWER MAIN. CONTRACTOR TO VERIFY INVERT
ELEVATION PRIOR TO INSTALLATION
RIM ELEV=6217.43'±
INVERT ELEV=6214.25'±

ASPHALT REPLACEMENT
SEE ST-118/C4.0 FOR
PATCHING DETAIL

INSTALL STORM CURB INLET PER DETAIL
STM-101/C3.4. CONNECT TO EXISTING STORM
SEWER MAIN. CONTRACTOR TO VERIFY INVERT
ELEVATION PRIOR TO INSTALLATION
RIM ELEV=6217.22'±
INVERT ELEV=6214.5'±

INSTALL 6"Ø PVC SEWER MAIN @ MIN
1% SLOPE FROM BUILDING TO EXISTING
MANHOLE PER DETAIL SS-100/C3.3

CONNECT TO EXISTING MANHOLE
PER DETAIL 1/C3.3
INVERT ELEVATION = 6205.7'±

INSTALL NEW 6" GATE
VALVE AND VALVE BOX
PER DETAIL 5/C3.2

HOT TAP EXISTING WATERLINE
TO MAINTAIN SERVICE PER
DETAIL W-118/C3.2

ASPHALT REPLACEMENT
SEE ST-118/C4.0 FOR
PATCHING DETAIL

INSTALL 50-LF± 6"Ø DI WATER
MAIN PER DETAIL W-100/C3.2

ASPHALT REPLACEMENT
SEE ST-118/C4.0 FOR
PATCHING DETAIL

INSTALL 4"Ø DI GATE VALVE FOR
POTABLE, AND 6"Ø DI GATE VALVE FOR
FIRE SUPPLY. PROPER BACKFLOW
PREVENTION SHALL BE INSTALLED INSIDE
THE BUILDING. SEE DETAILS SHEET C3.2

2" WATER METER TO BE INSTALLED
INTERIOR OF BUILDING ON
DOMESTIC AND IRRIGATION WATER
LINE. SEE DETAIL 1, 2, & 3/C3.2

COORDINATE WITH MECHANICAL SEWER
CONNECTION AT FOUNDATION WALL

DIRECT BUILDING ROOF DRAINS TO
MANHOLE, COORDINATE WITH MECHANICAL

INSTALL 155-LF BURIED COMM WIRE
TO BUILDING PER DETAIL 1/C3.1,
COORDINATE WITH UTILITY PROVIDER

METER BANKS AND
DISCONNECTS, SEE
ELECTRICAL PLANS

INSTALL PRIMARY SINGLE PHASE
BURIED POWER PER SHEET C3.1.
(REPLACES EXISTING OVERHEAD)

SECONDARY BURIED
POWER. SEE SHEET C3.1

SEE POWER
SITE PLAN
SHEET C3.1
FOR ALL
PRIMARY AND
SECONDARY
POWER
RELOCATION
INSTALLATION

UTILITY SITE PLAN

0 10 20



CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning work.

ISSUED DATE 12/23/2022
ISSUED FOR FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

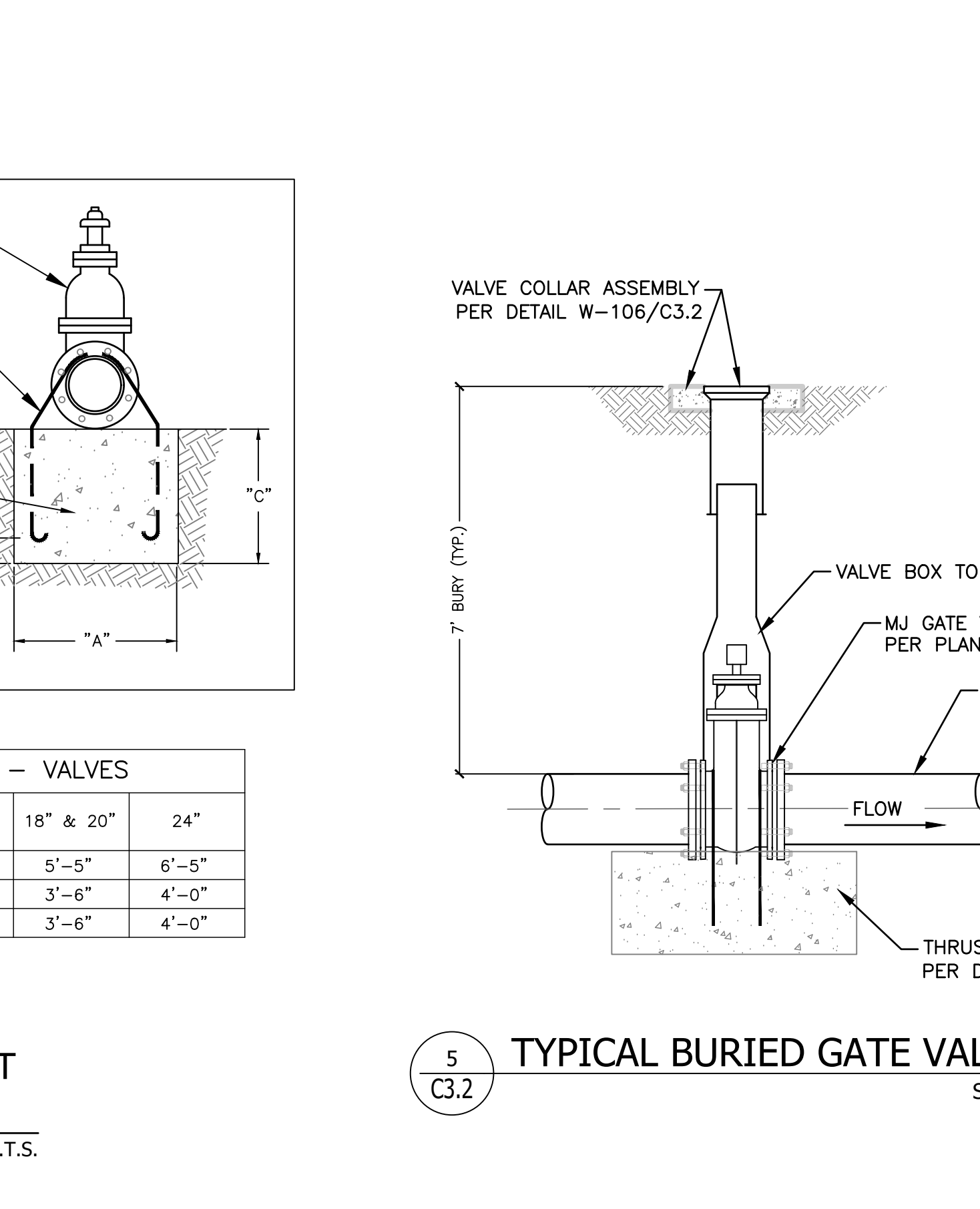
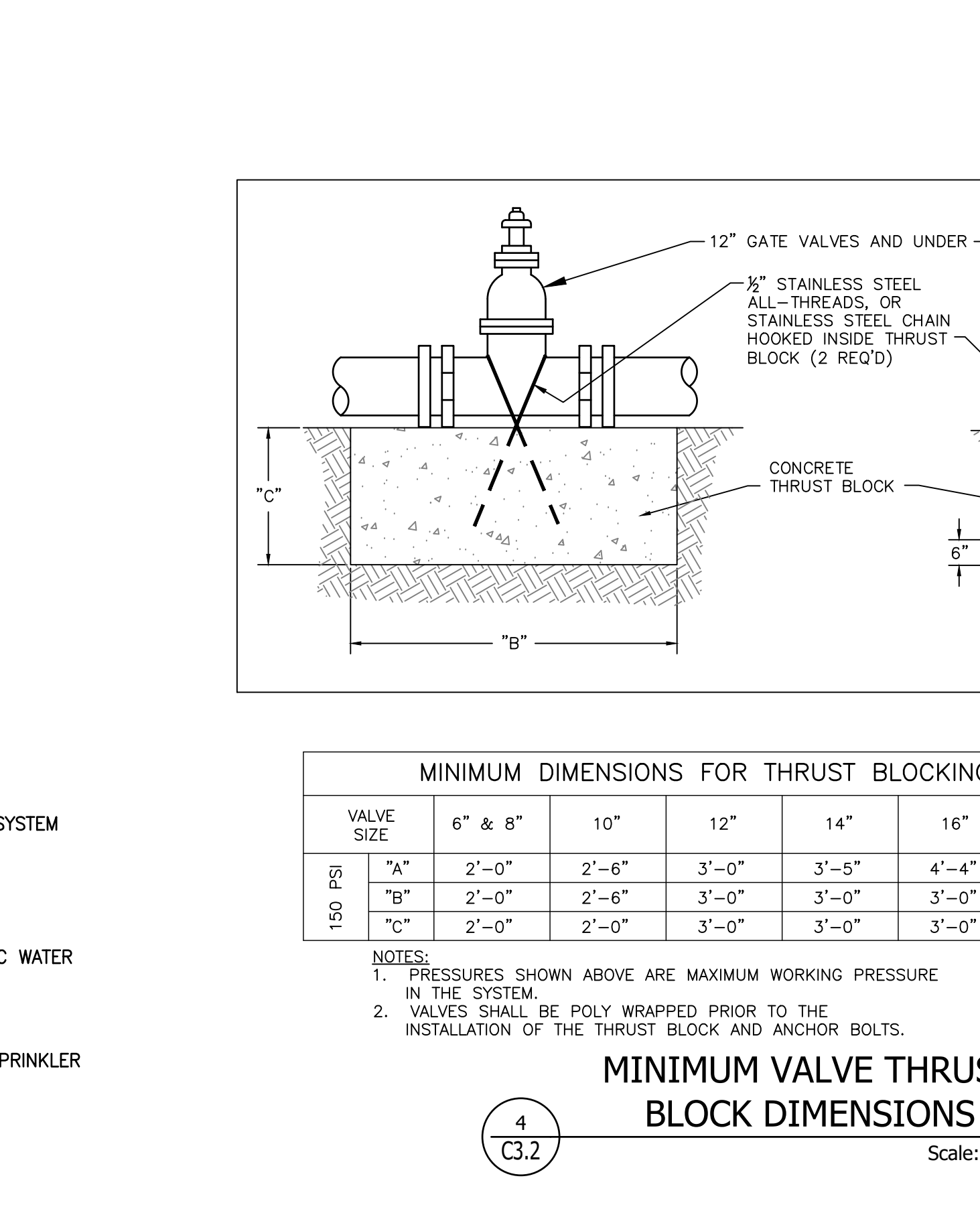
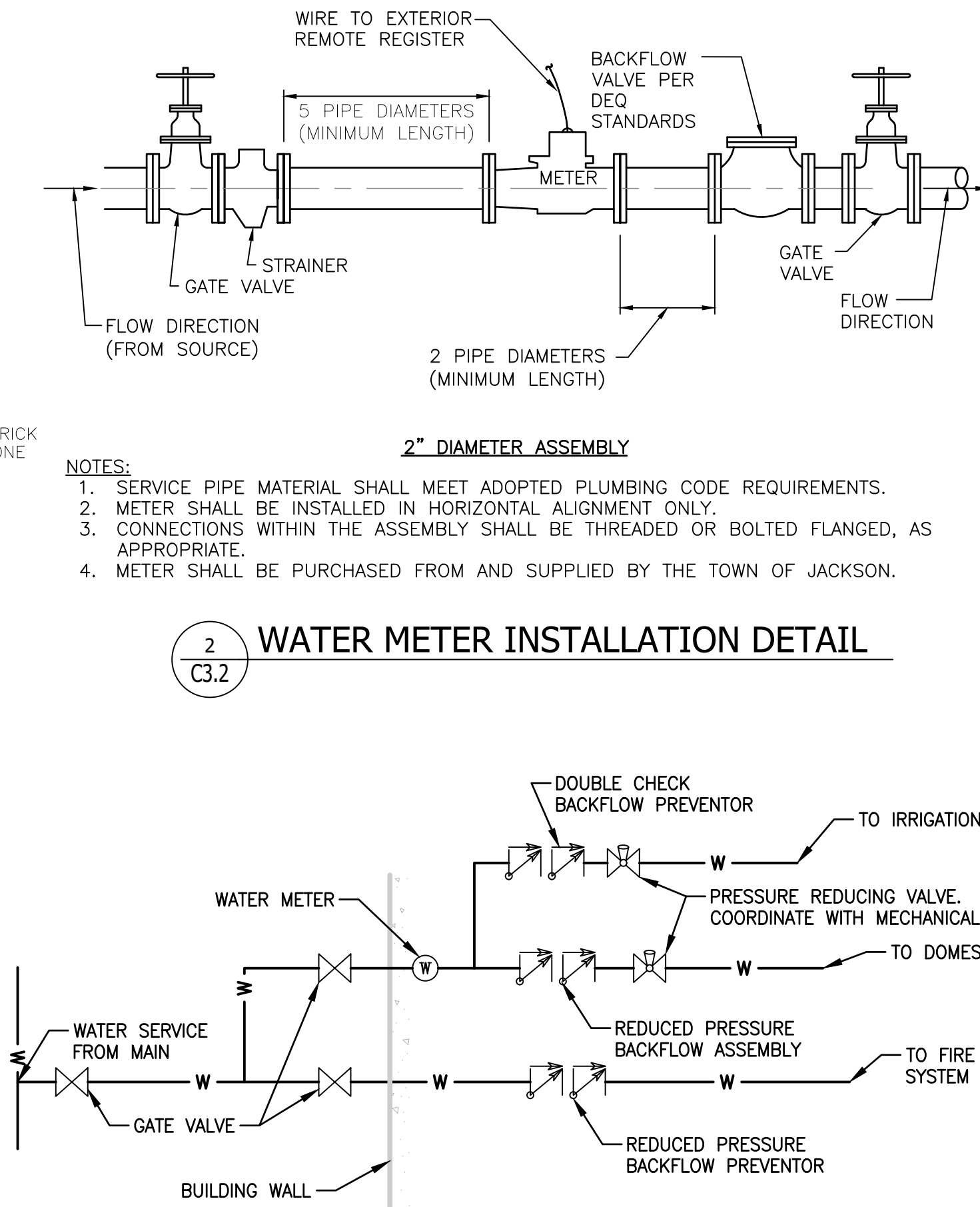
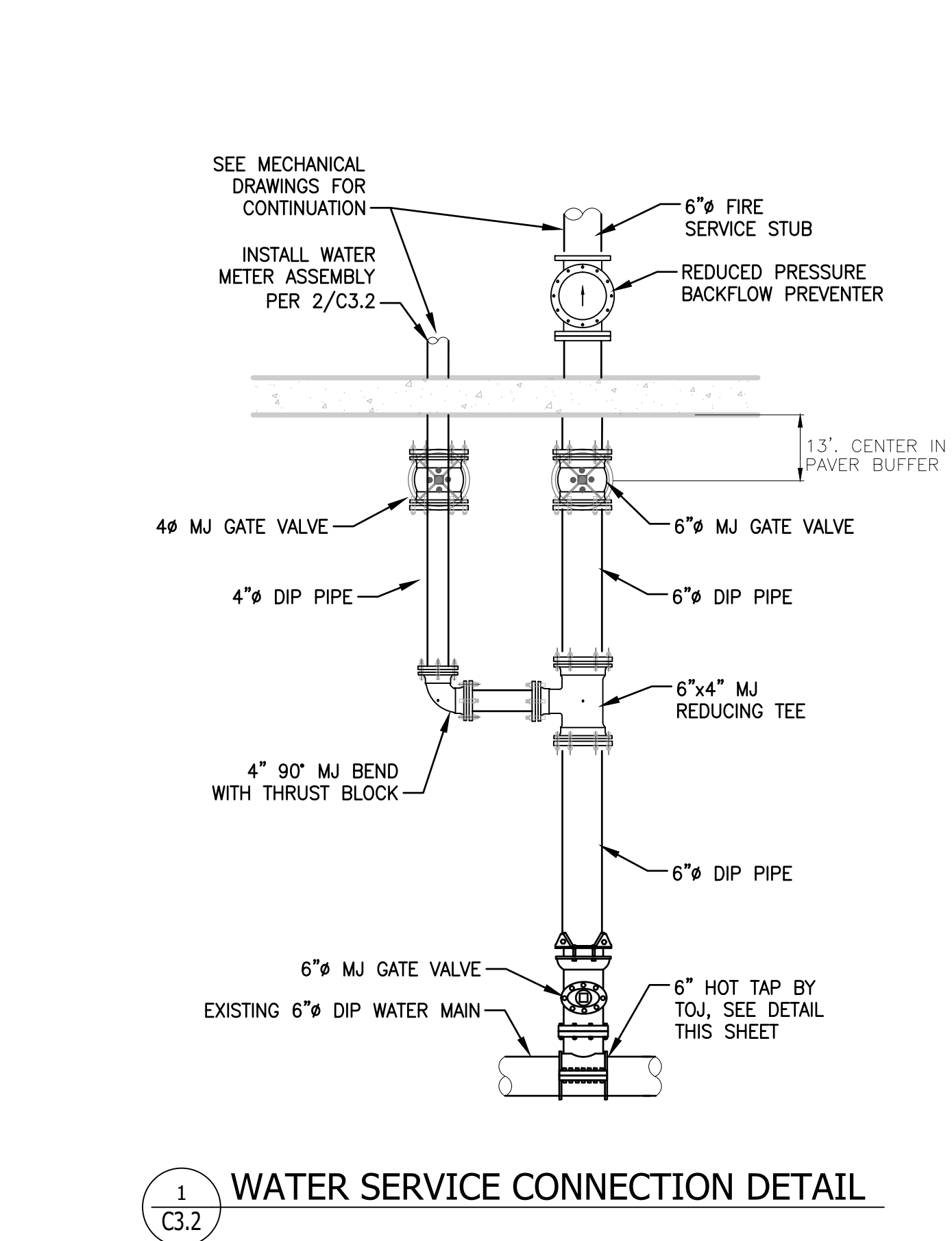
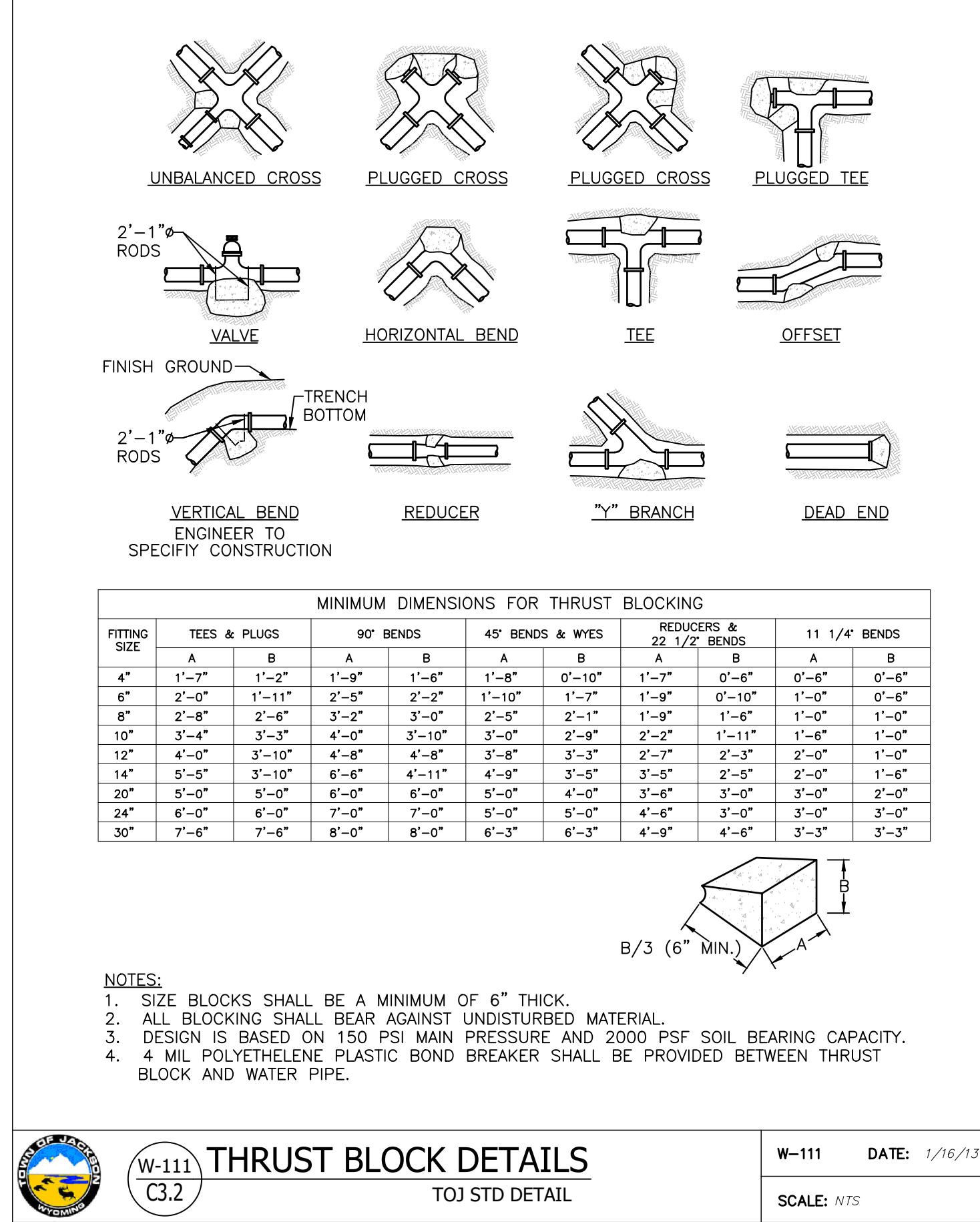
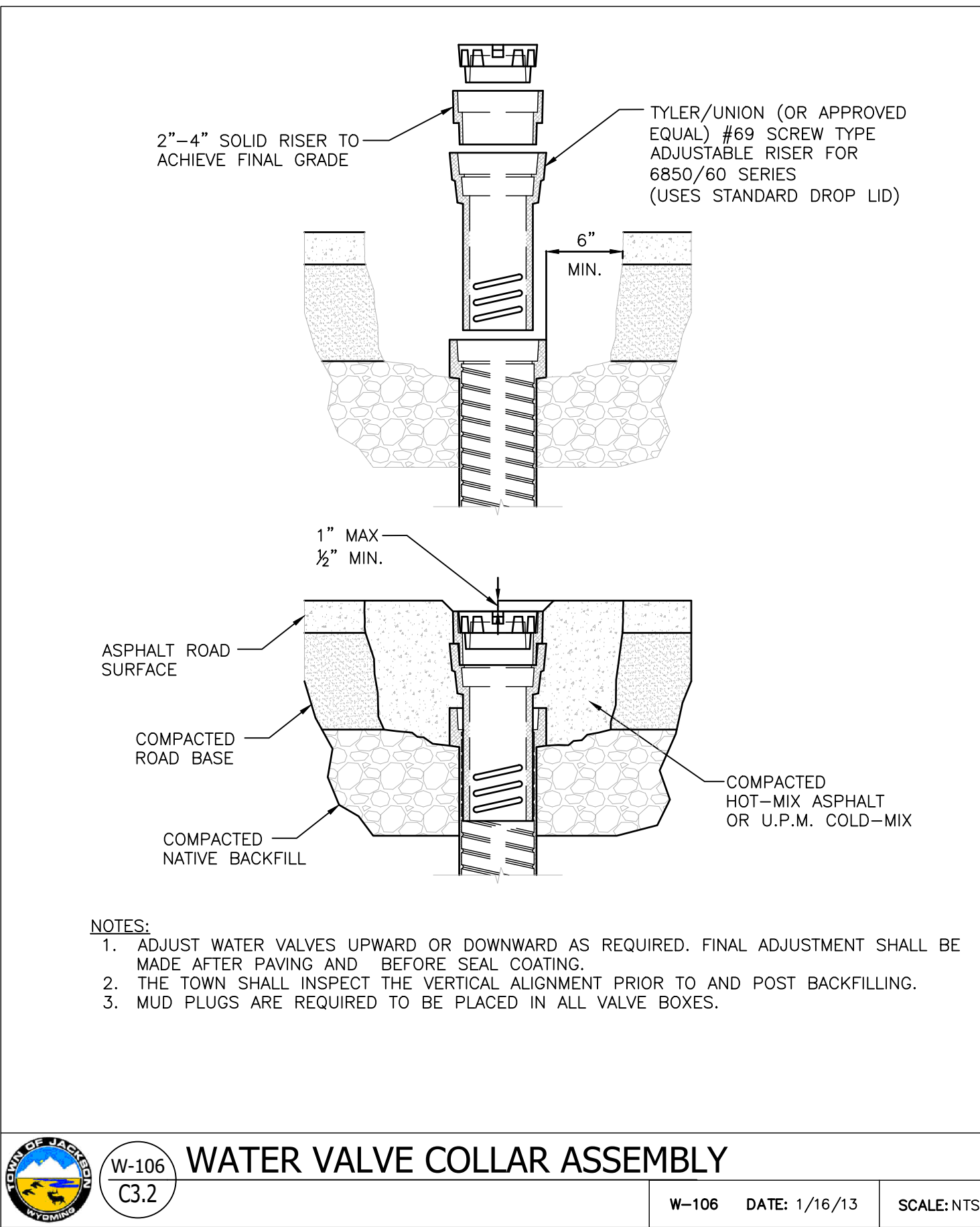
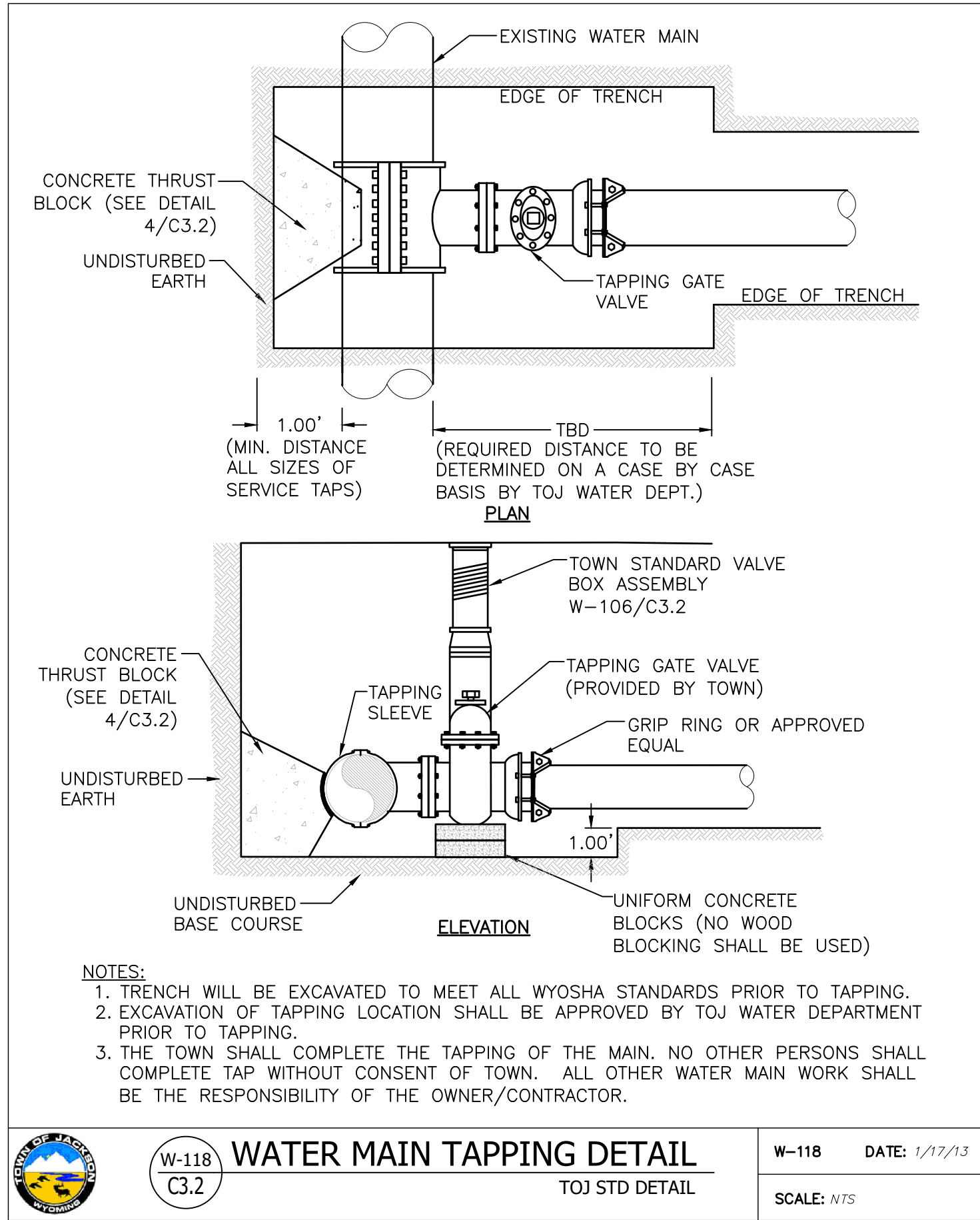
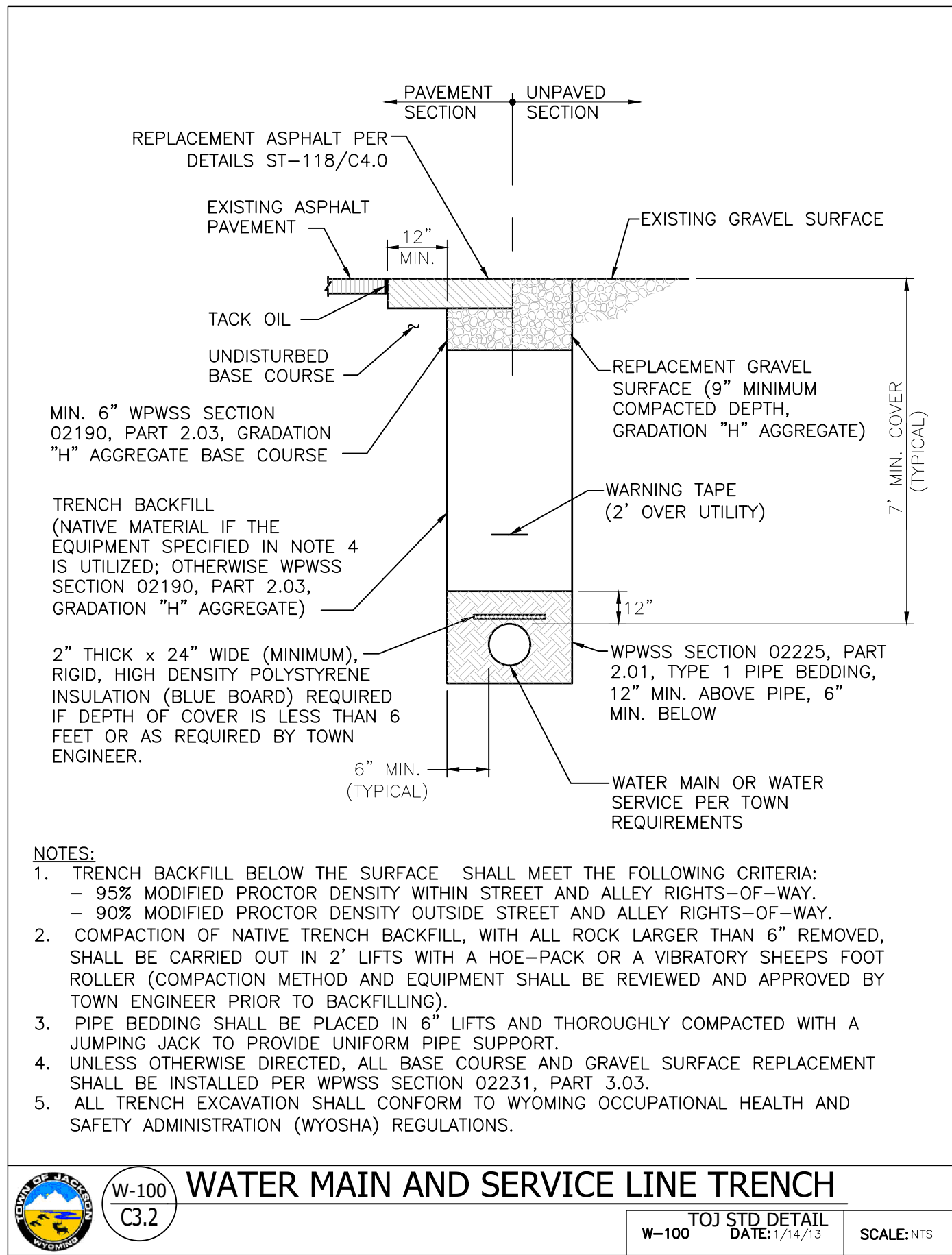
2210	Project No.	22-020-02
Drawer	Drawn By	BRADEN OLSON
Checker	Checked By	JOSH KILPATRICK
Discipline	Drawing No.	

C3.0

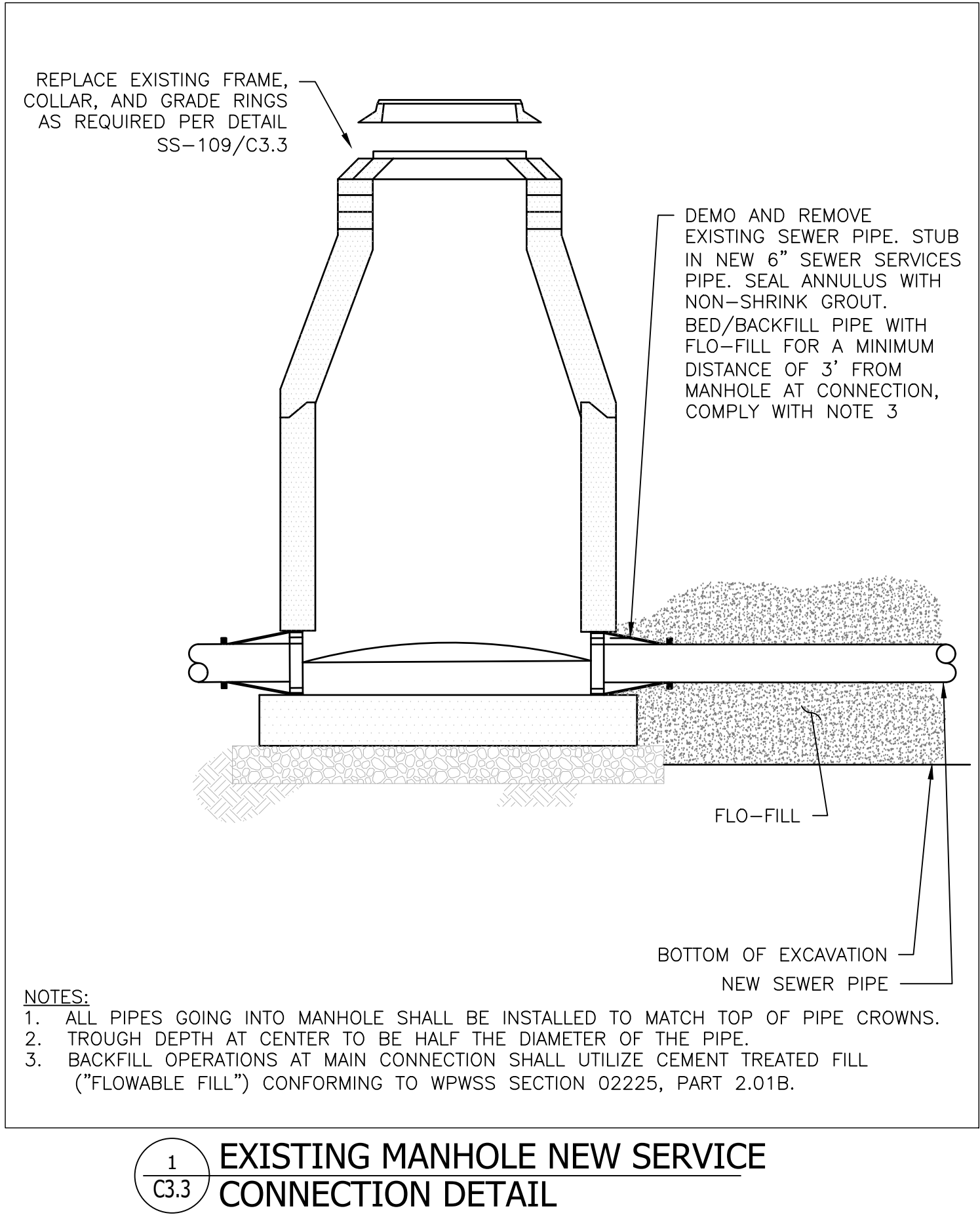
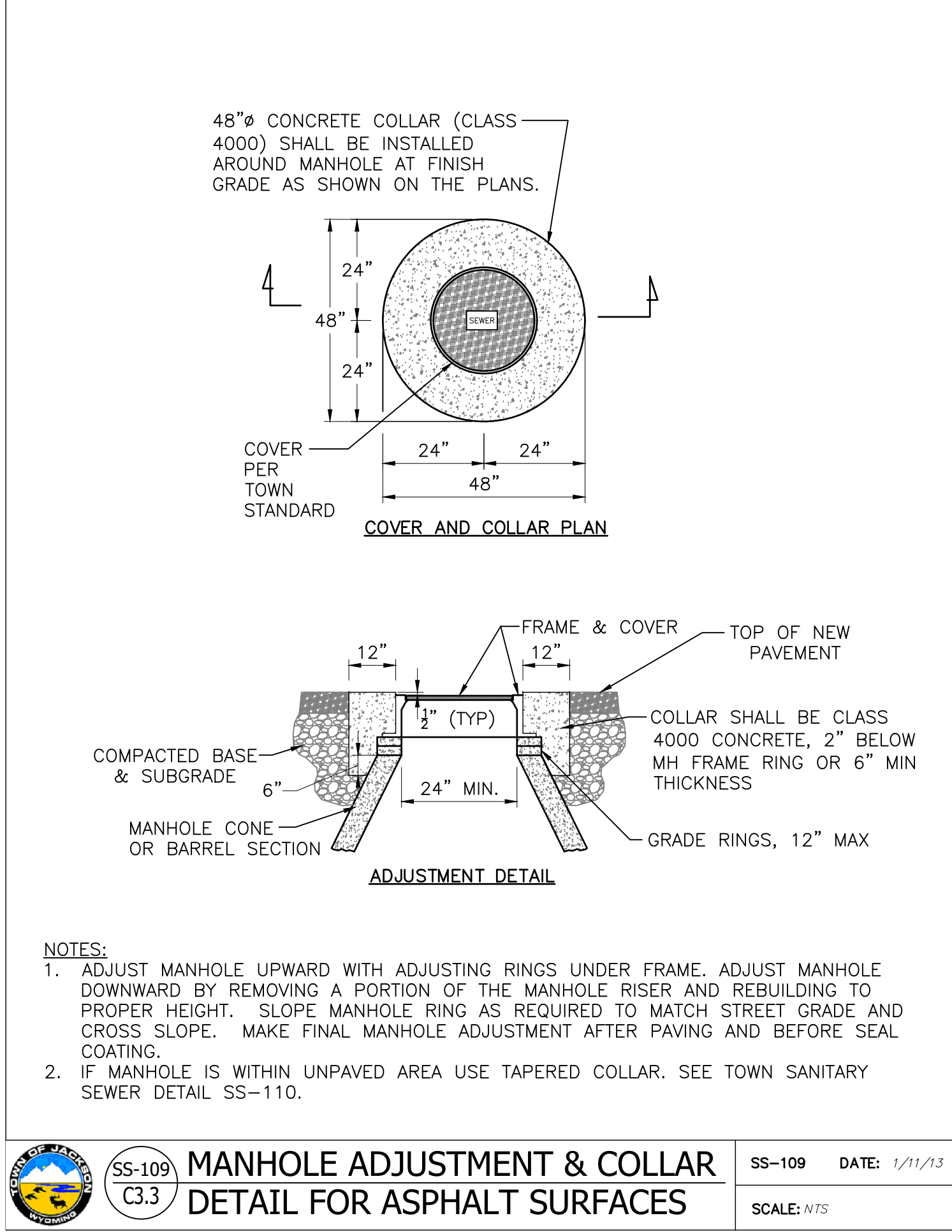
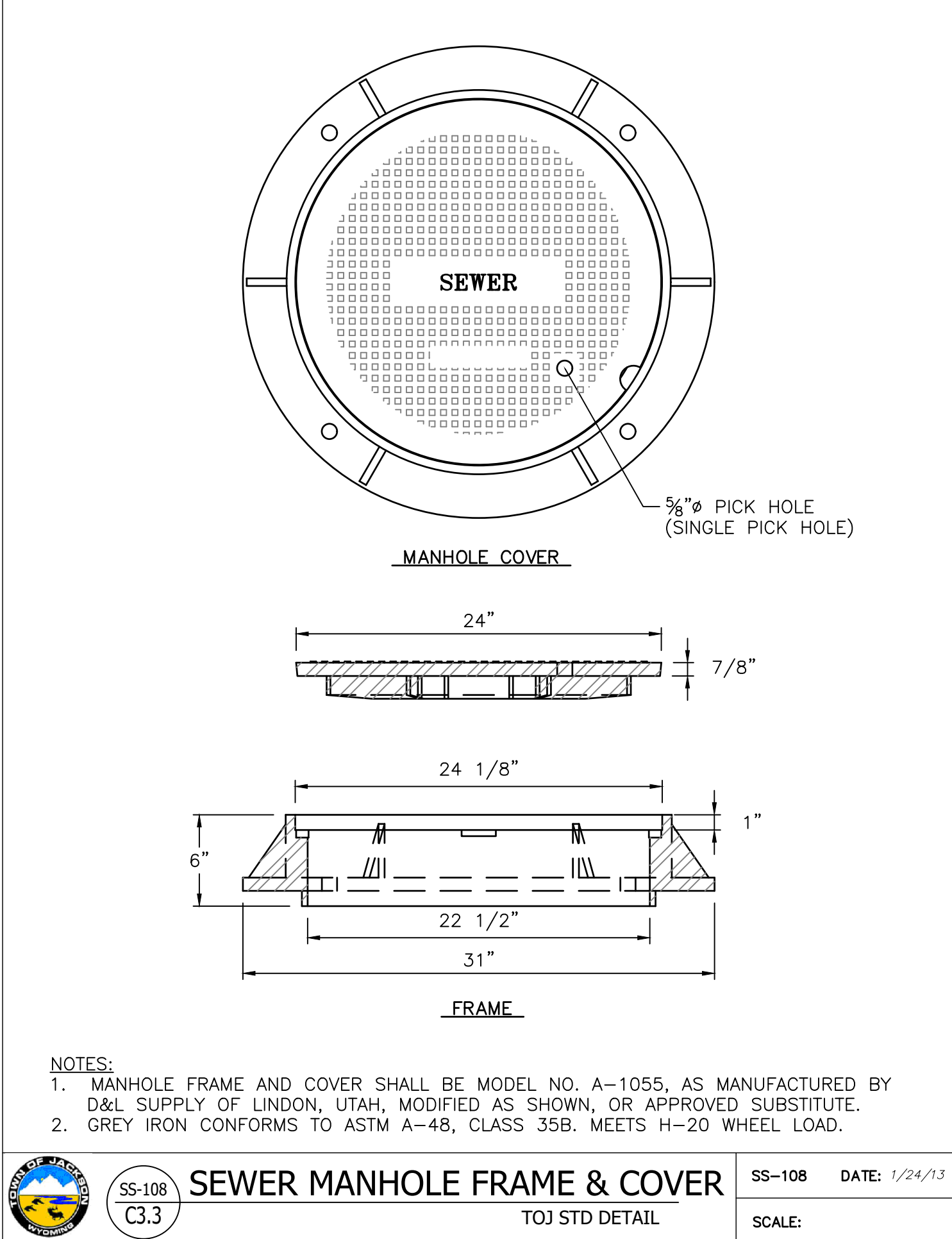
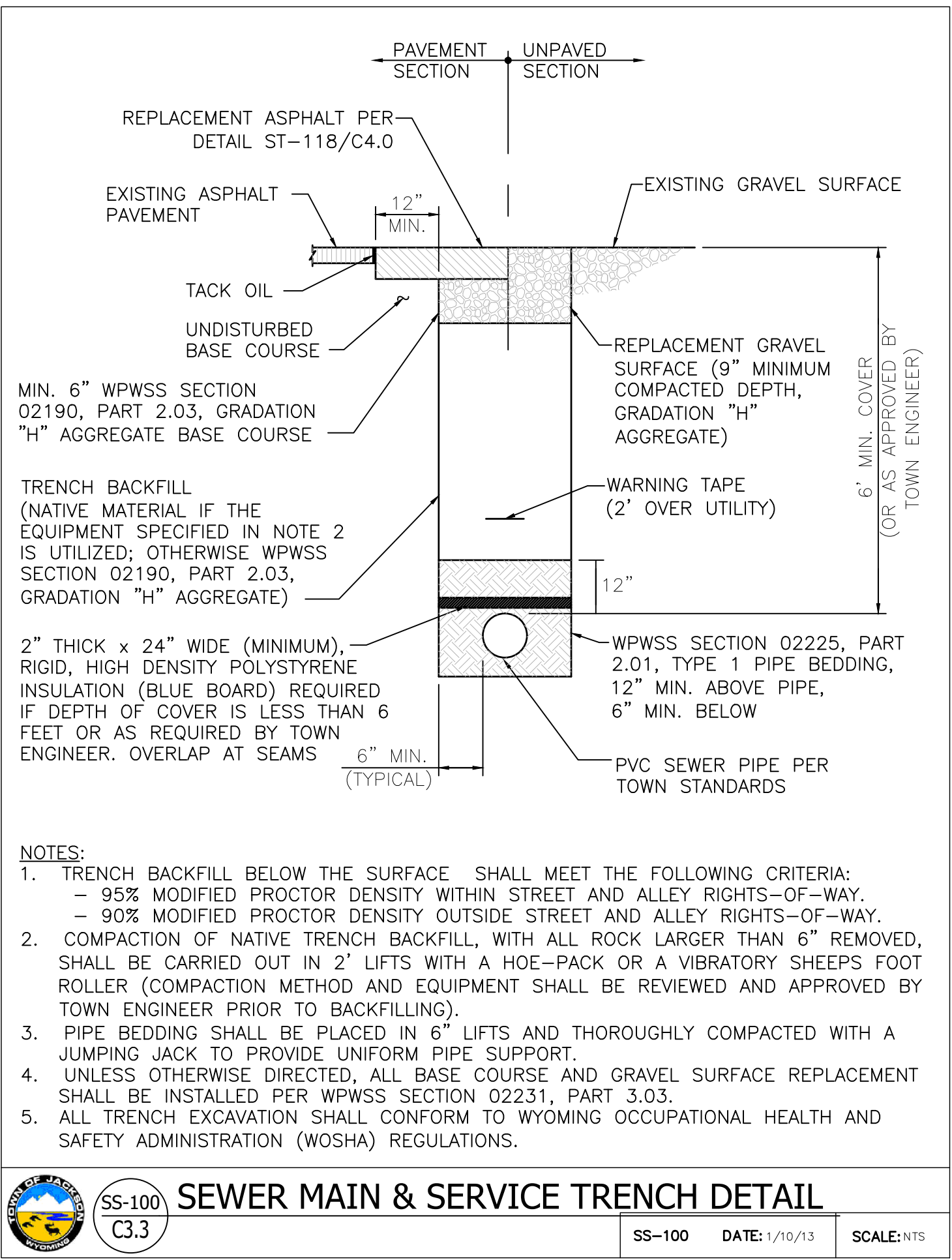
Drawing Name
UTILITY SITE PLAN

12/23/22 FDP RESUBMITTAL

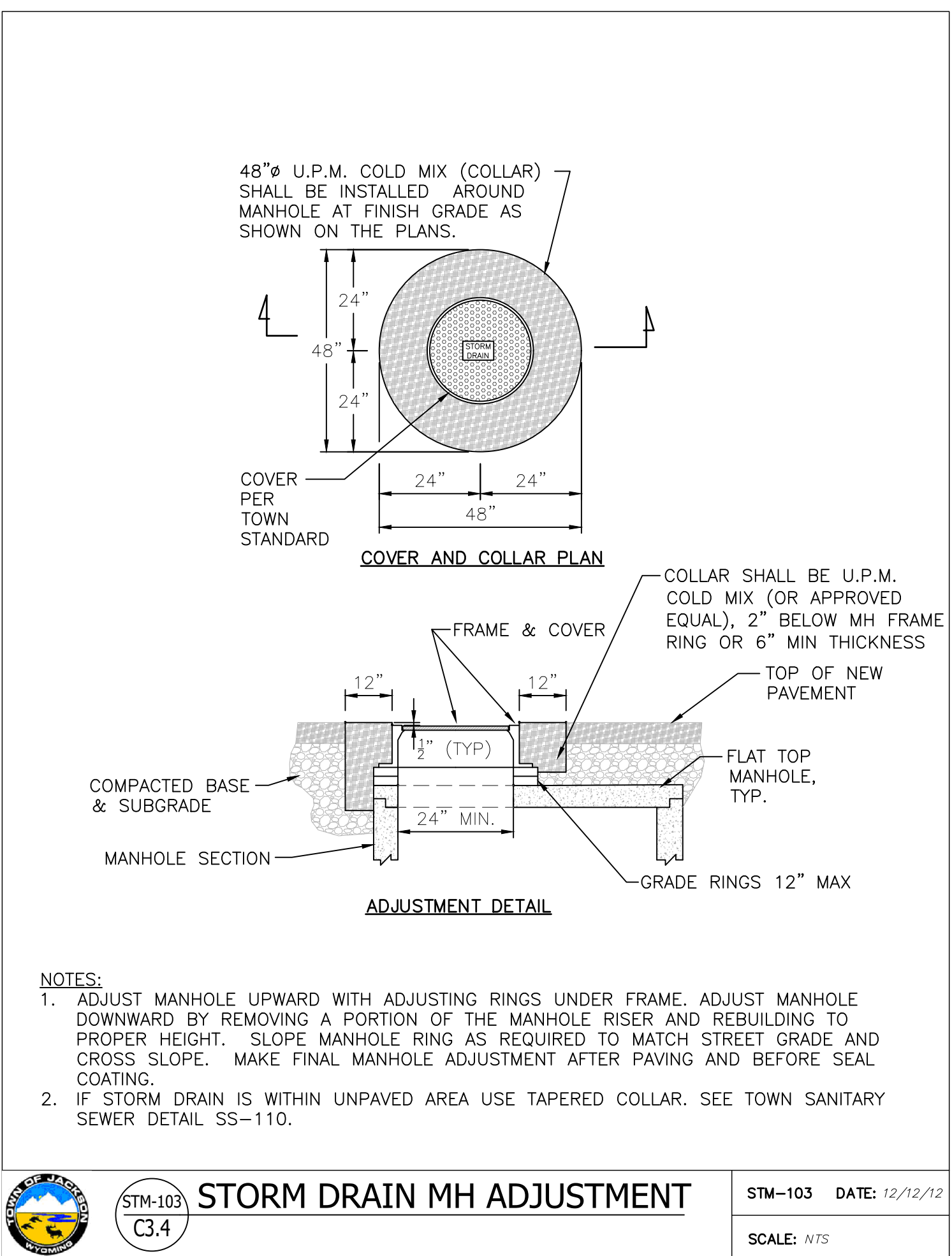
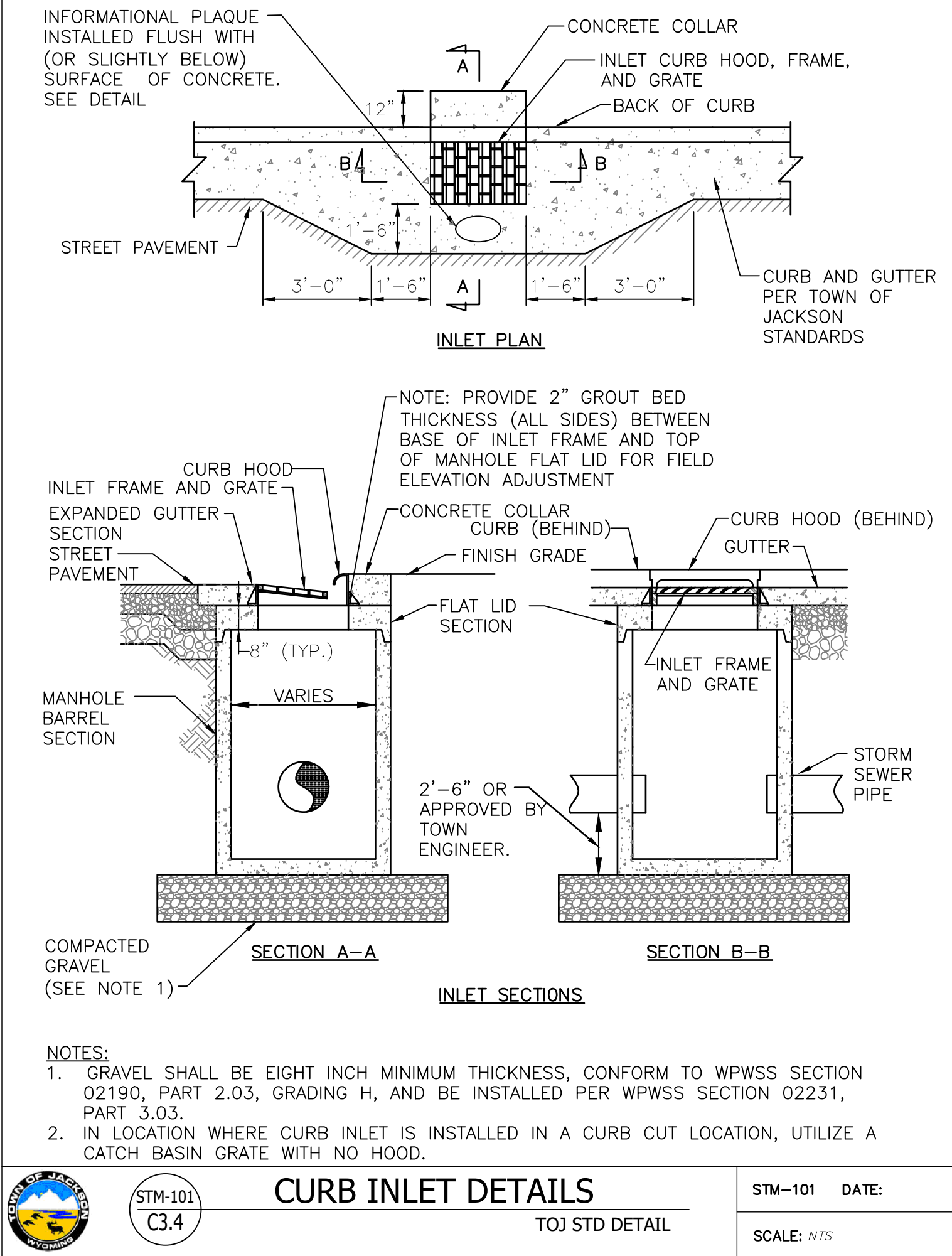
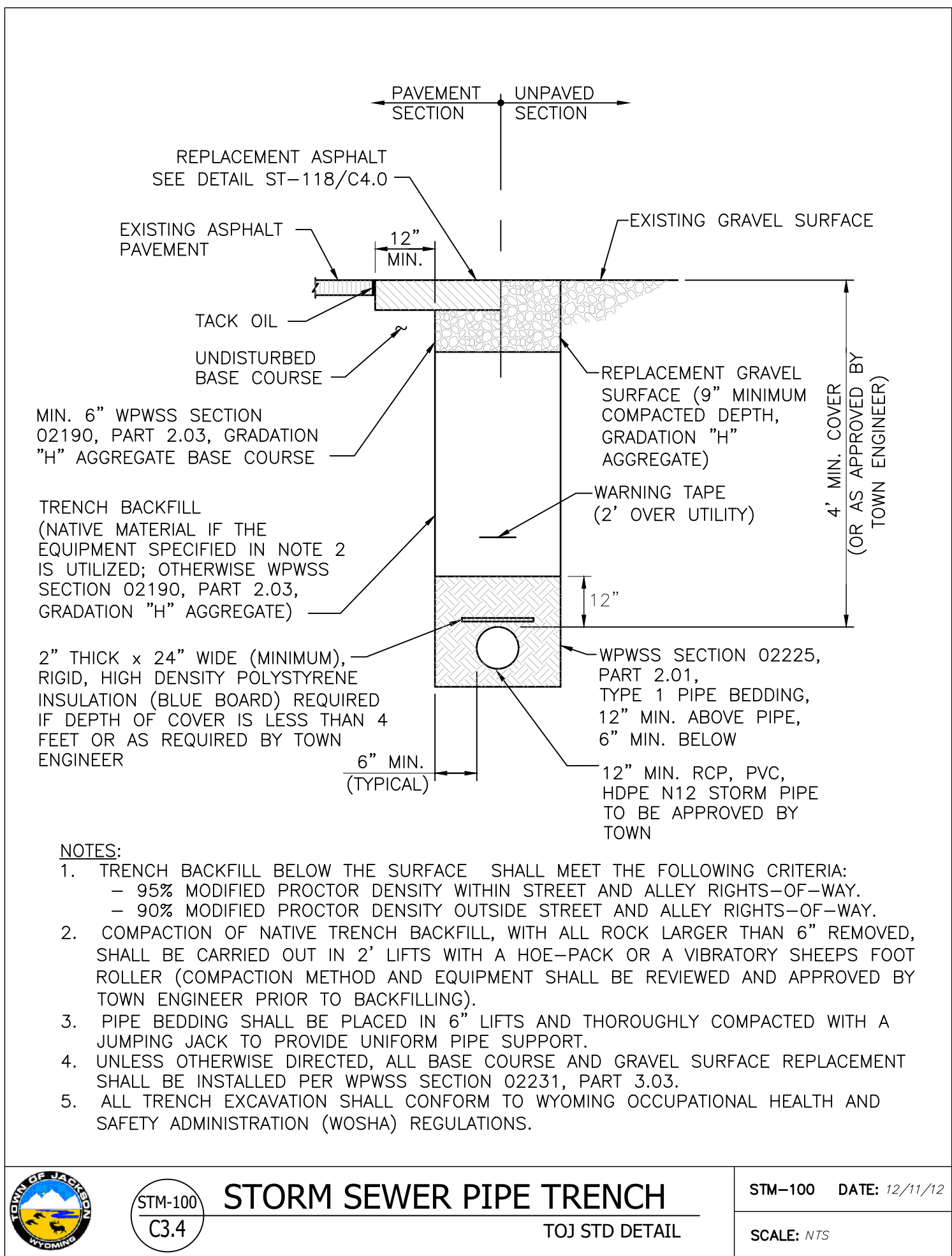
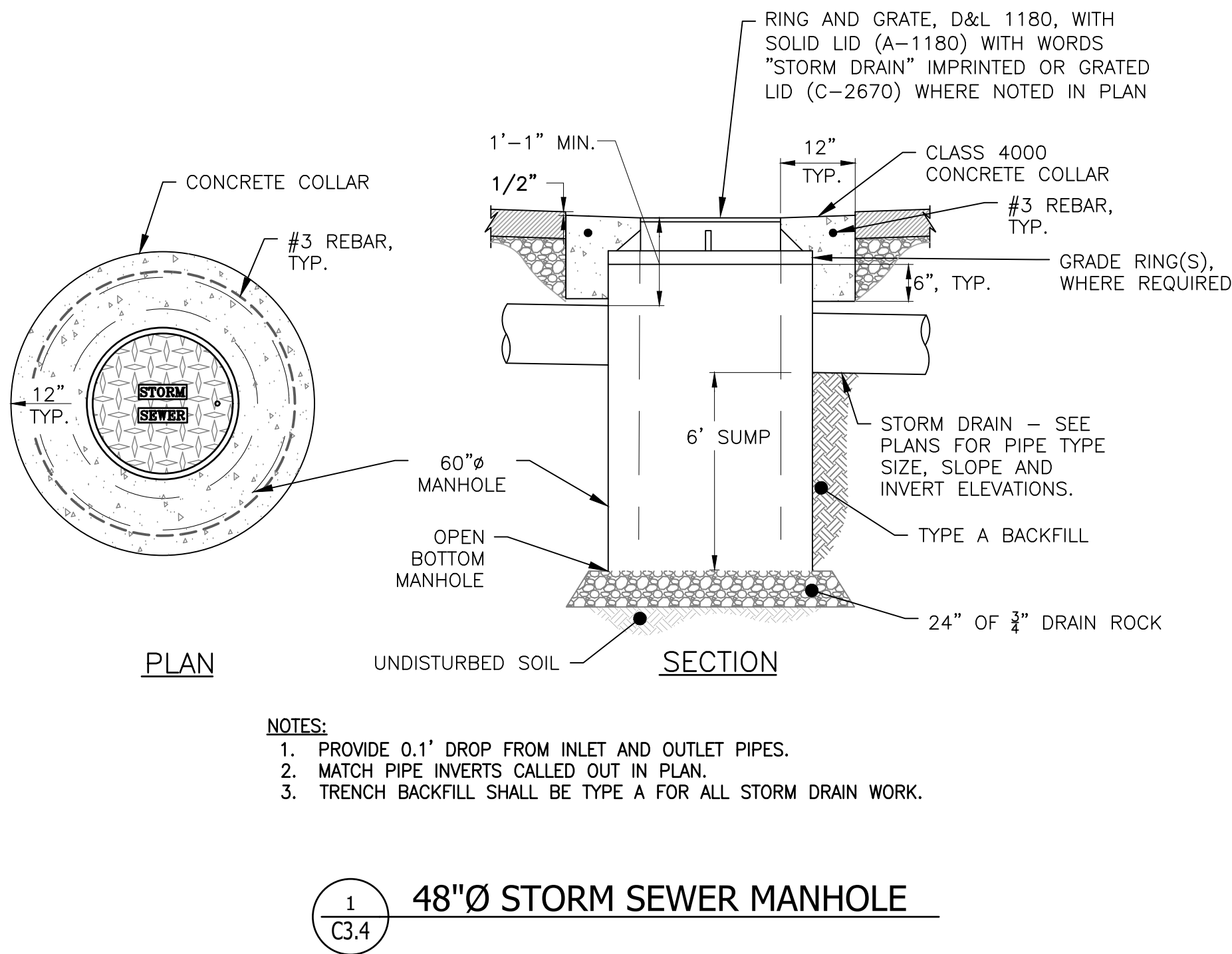
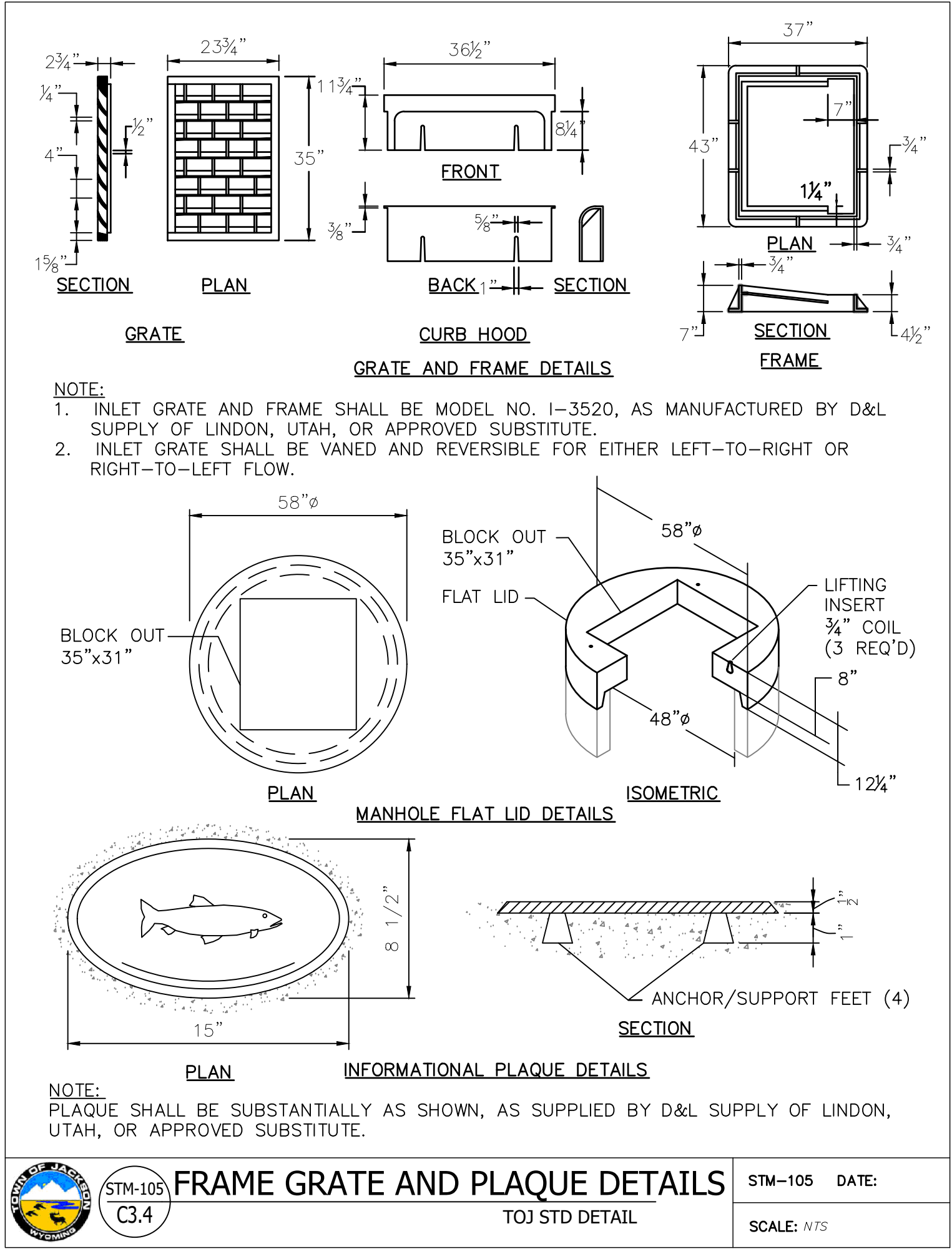
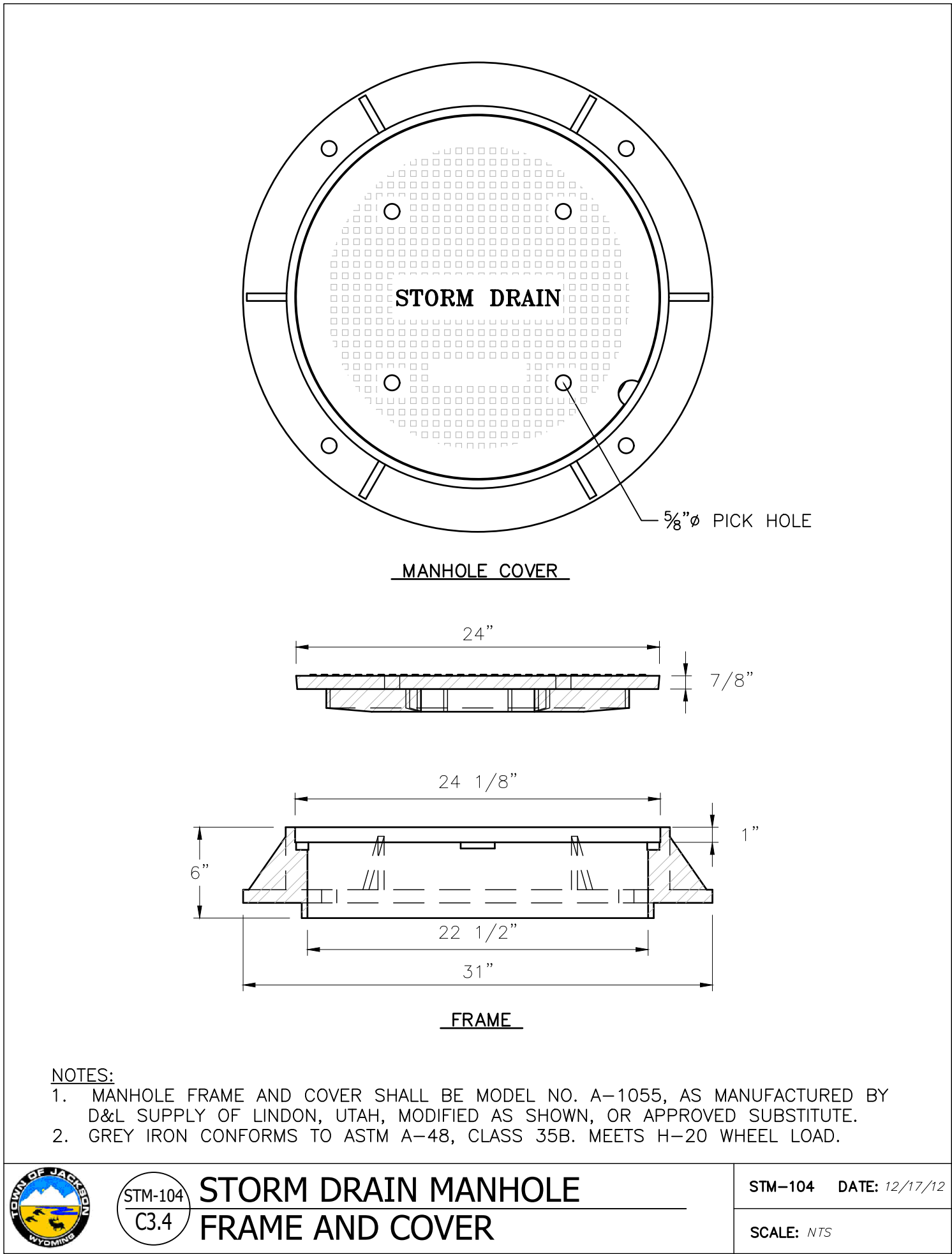




S:\Projects\2022\2022-045 - 245 N Millward St. Vantage Housing - Gensler & Jackson JV\Drawings\2022\2022-045 - 245 N Millward St. Vantage Housing - Gensler & Jackson JV.dwg
Dec 21 2022 09:45:29 pm
PLotted by Olson
Doc 1/28/2021 241



S:\Projects\2022\22-020-02\22-020-02-045\22-020-02-045-1\22-020-02-045-1.dwg - Dec 21 2022 08:44:49 pm PLUTTER BY: OLSON DWG: 22-020-02-045-1.dwg



CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

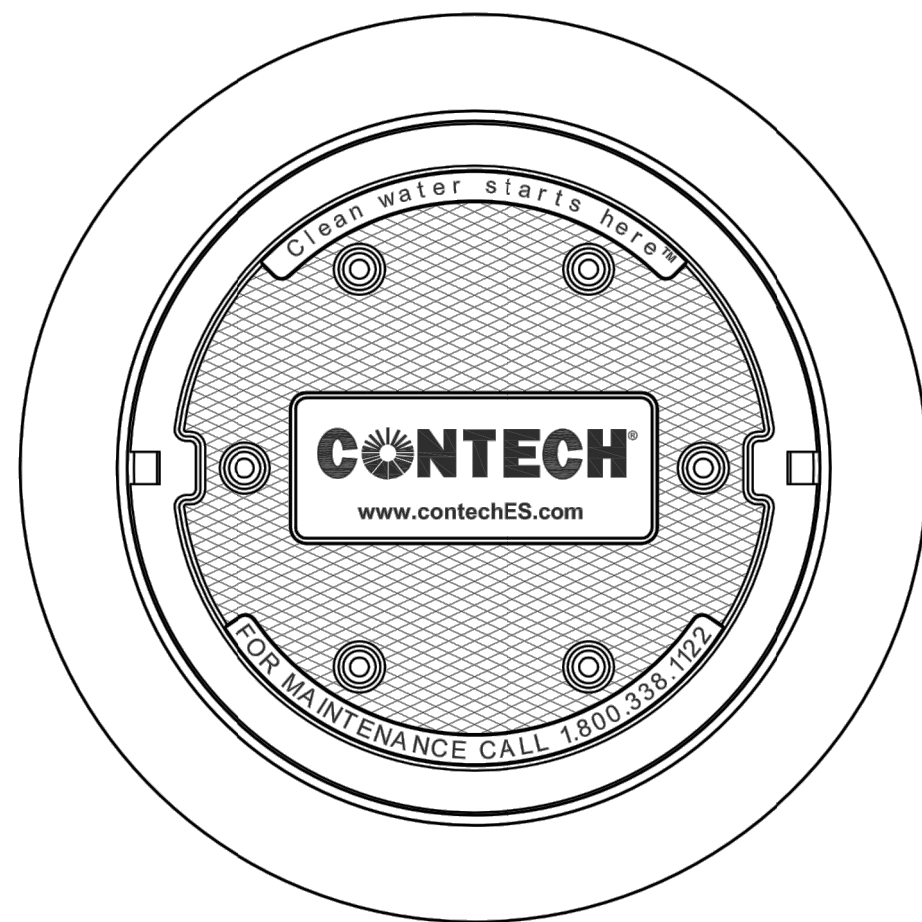
CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:				
INLET PIPE 1	I.E.	MATERIAL	DIAMETER	
INLET PIPE 2	*	*	*	*
OUTLET PIPE	*	*	*	*
RIM ELEVATION				*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT	
		*	*	
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

FRAME AND COVER (DIAMETER VARIES) N.T.S.



GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

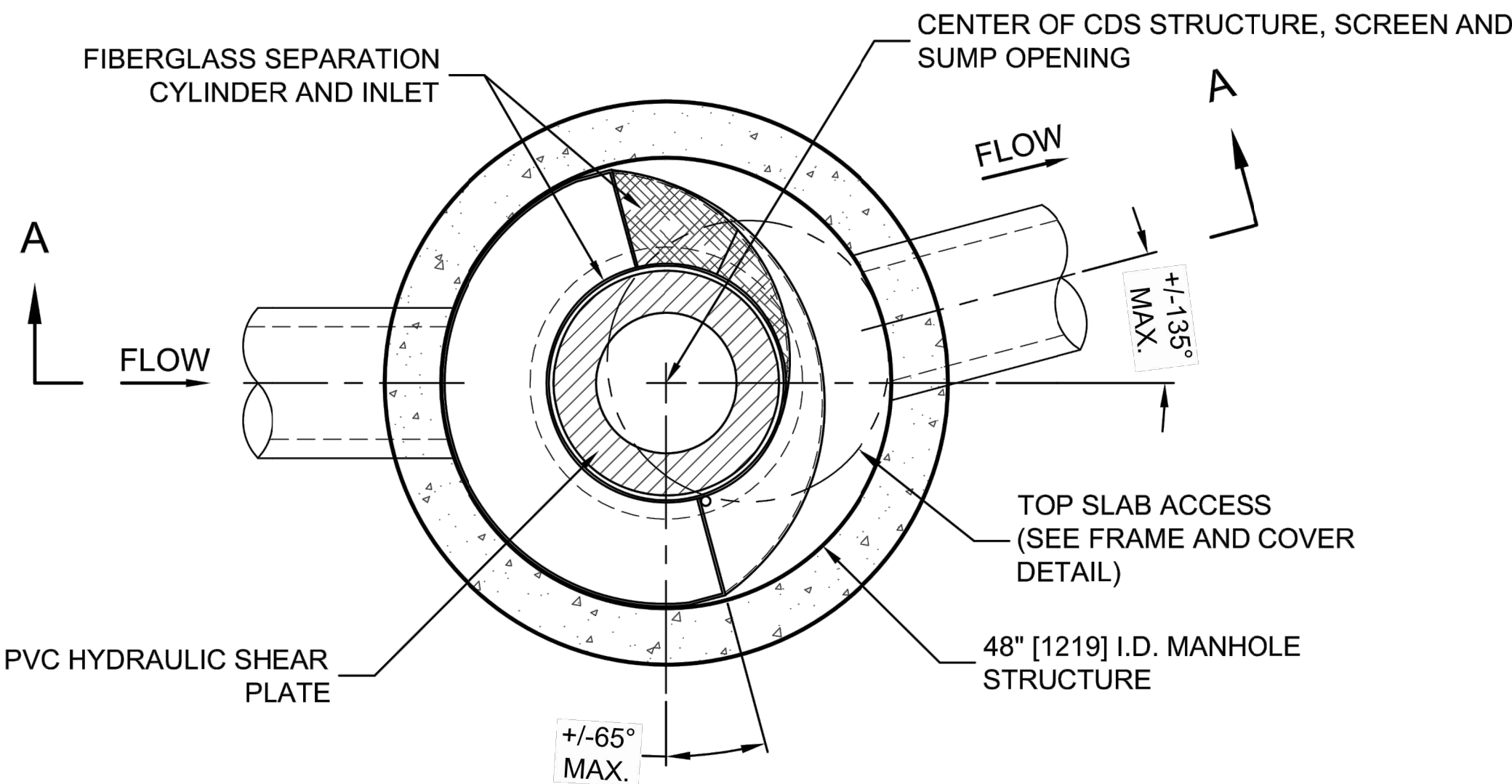
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

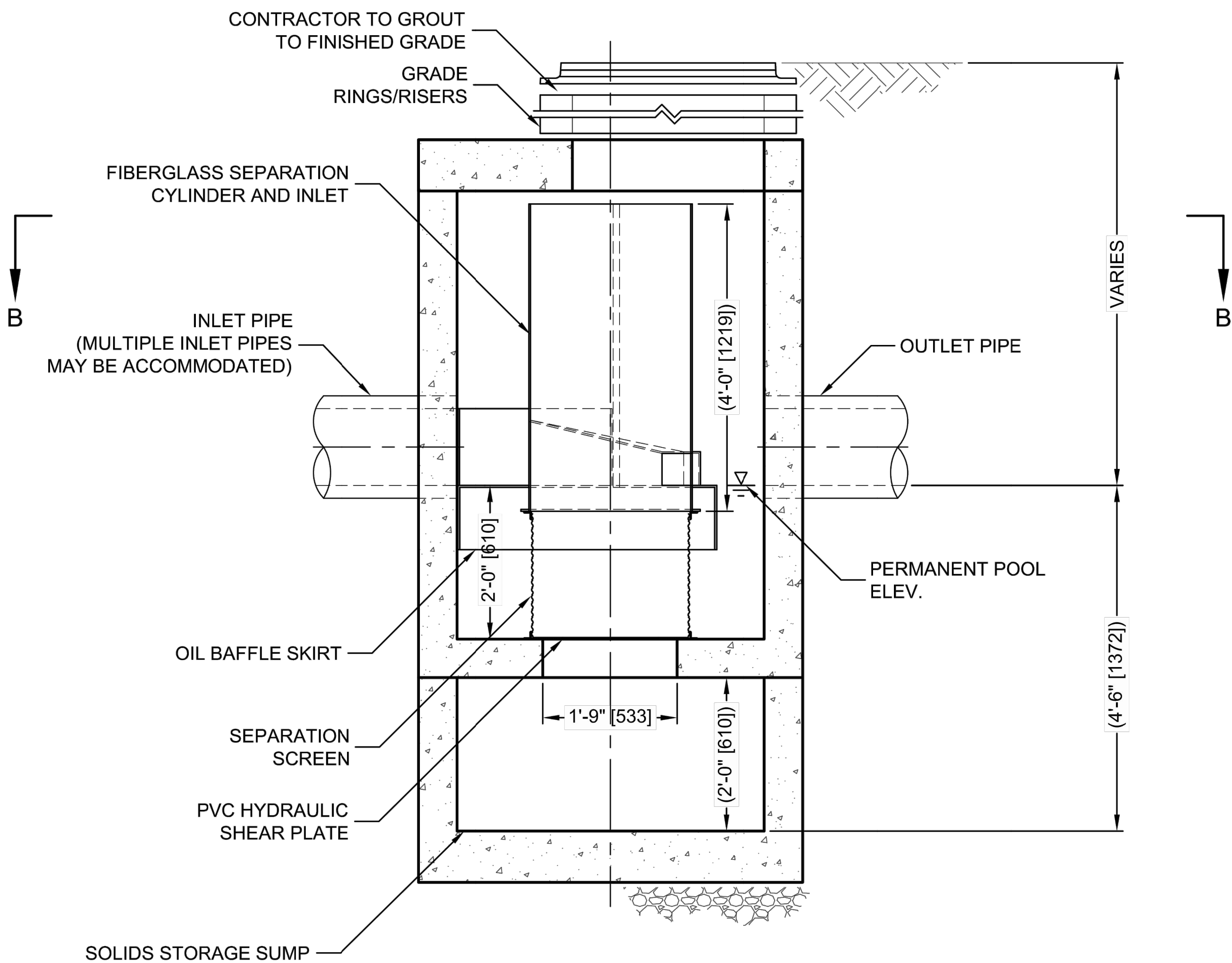
CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL



PLAN VIEW B-B
N.T.S.

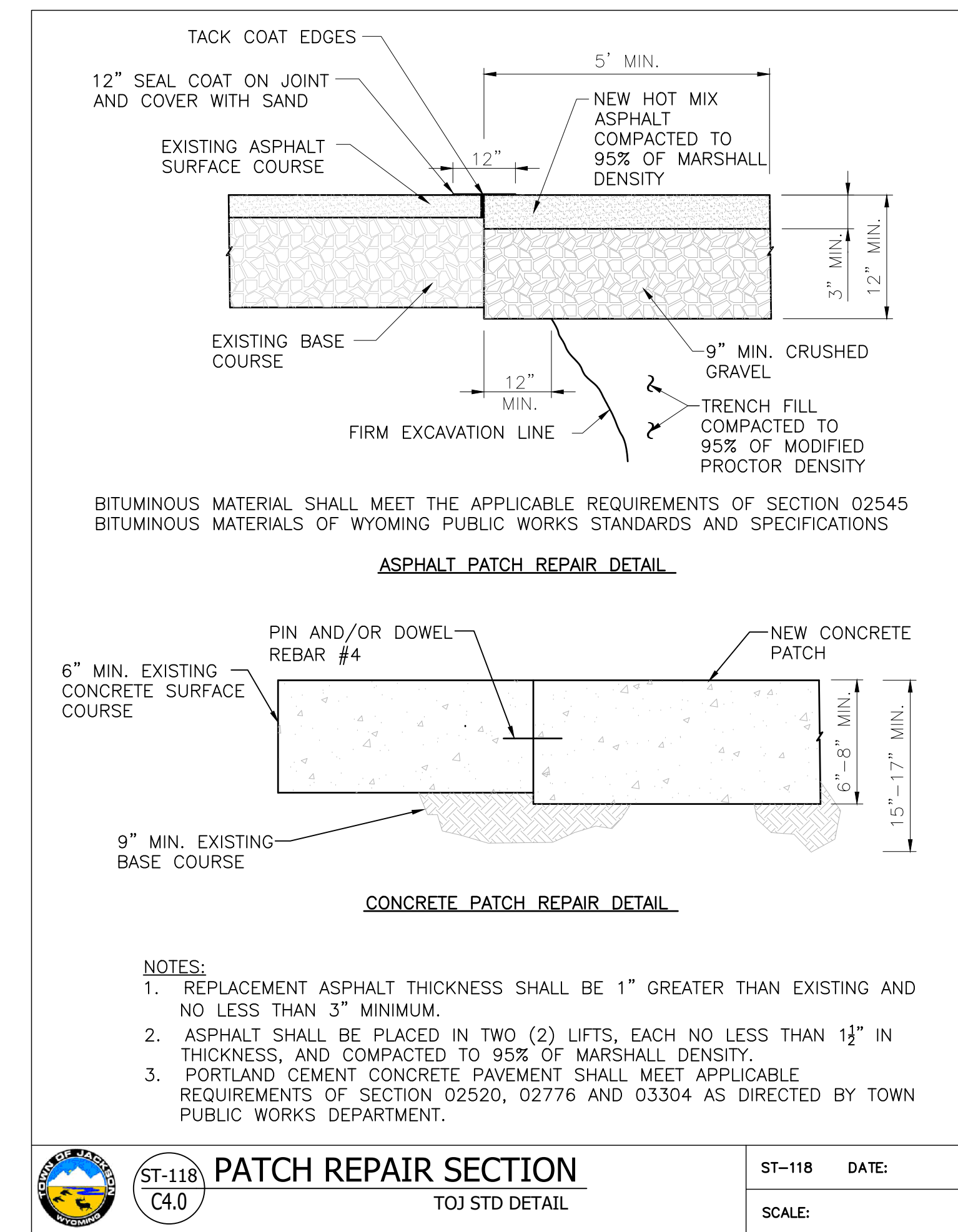
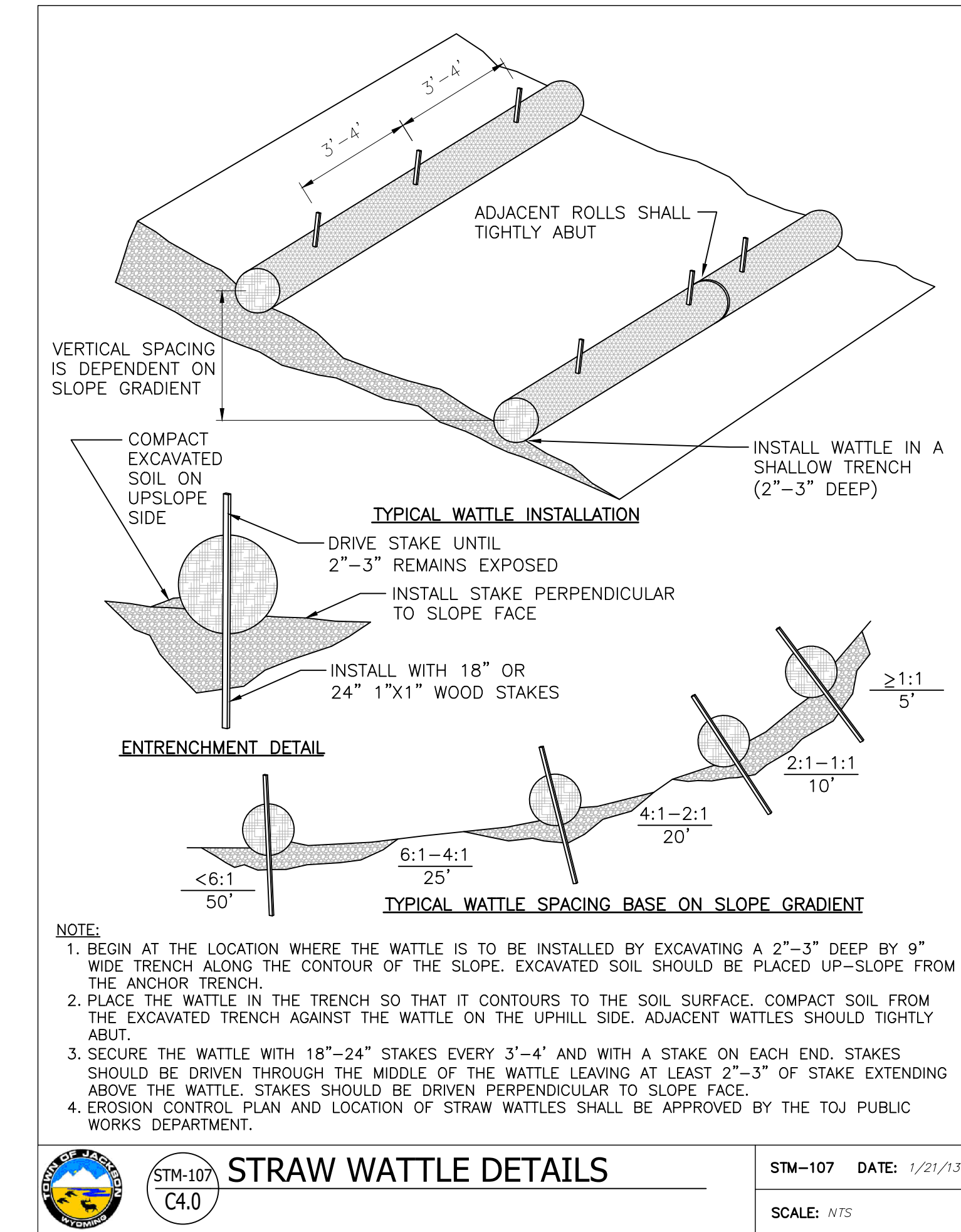
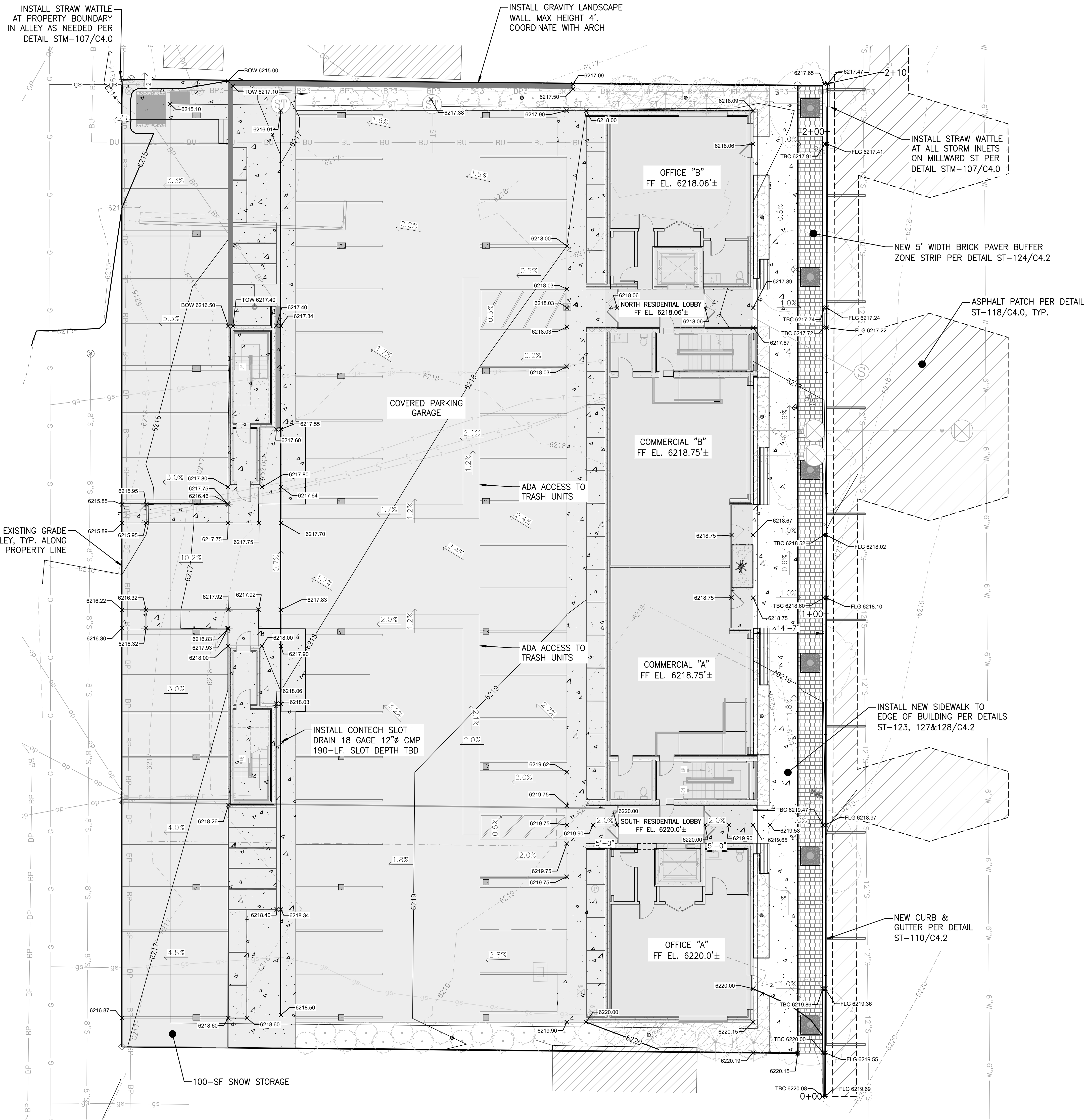


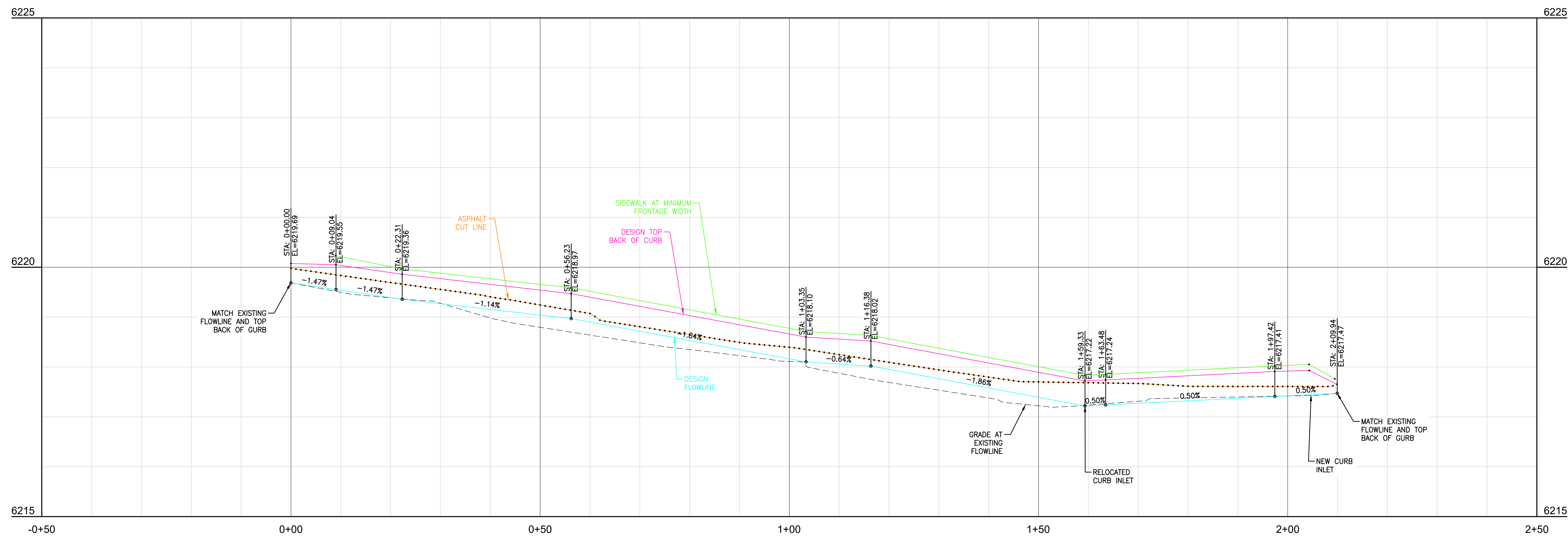
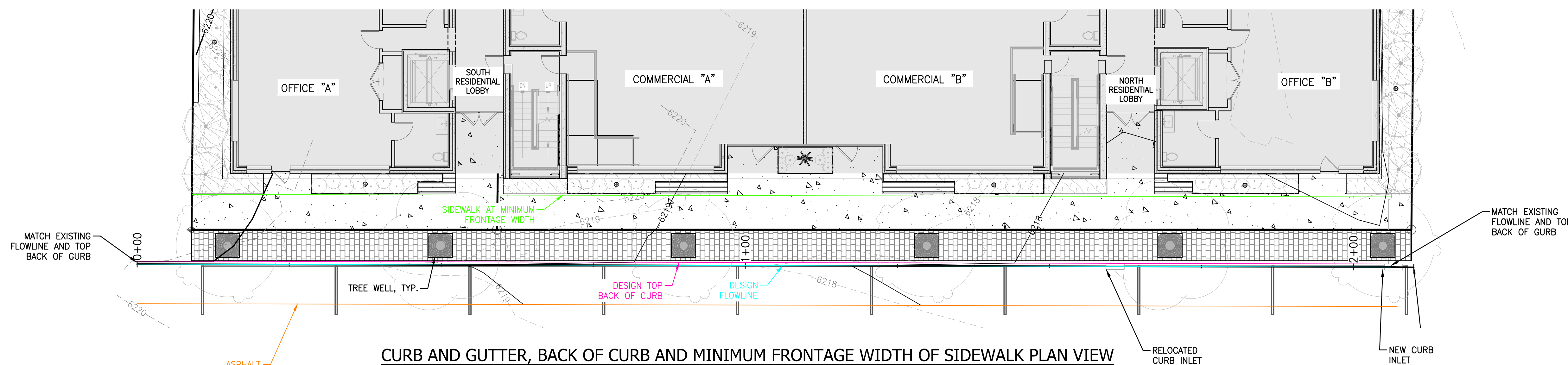
ELEVATION A-A
N.T.S.



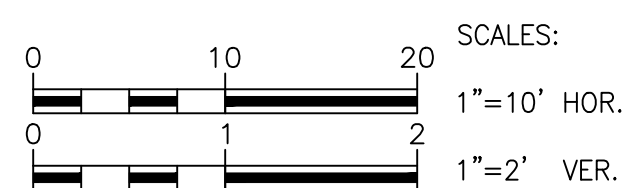
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE
FOLLOWING U.S. PATENTS: 6,788,846; 6,841,722; 6,811,580; 6,881,785
RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CUISERS\SSCHLACHER\DESKTOP\CDS DETAILS 180 MICRON SIZING\ACAD\CDS2015-4-C-DTL.DWG 5/19/2014 5:16 PM





CURB AND GUTTER, BACK OF CURB AND MINIMUM FRONTAGE WIDTH OF SIDEWALK PROFILE



ISSUED DATE	ISSUED FOR
12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.	22-020-02
Drawer	Drawn By	BRADEN OLSON
Checker	Checked By	JOSH KILPATRICK
Discipline	Drawing No.	

C4.1

Drawing Name
CURB AND GUTTER P&P



	C4.2
Drawing Name	
GRADING DETAILS	



	ISSUED DATE	ISSUED FOR
1	12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No. 22-020-02
Drawer	Drawn By BRADEN OLSON
Checker	Checked By JOSH KILPATRICK
Discipline	Drawing No.

EX. 1

Drawing Name	FIRE FLOW EXHIBIT
--------------	-------------------



TO: Kimberly Daul

COMPANY: Northworks Architecture

FROM: Braden Olson – Nelson Engineering

CC: _____

DATE: 1/9/22

RE: Millward Street Apartments

PROMO/JOB #: NE 22-020-02

A vehicle tracking analysis was performed using CAD Analysis Vehicle Tracking tools.

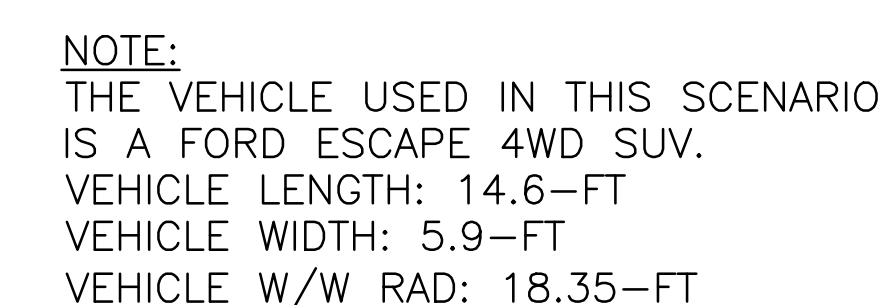
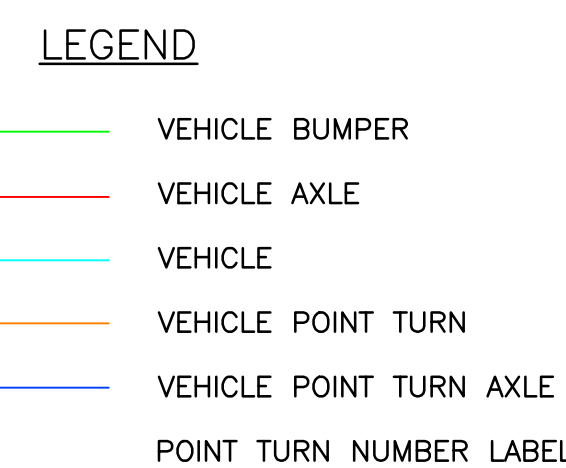
For Exhibit A the vehicle that was used to perform the analysis was a 2009 Ford Escape 4WD SUV. Two separate analyses were conducted. The first shown on exhibit A is the vehicle pulling into the development. A two (2) point turn was performed to properly park the vehicle in the parking space. The second analysis shows the same vehicle backing up and exiting the development. A three (3) point turn was performed to properly remove the vehicle from the parking space and exit the parking lot. The 2009 Ford Escape is 14.55' long, 5.9' wide, and a turning radius of 19.79'.

For Exhibit B the vehicle that was used to perform the analysis was a Mercedes Sprint Van. Two separate analyses were conducted. The first shown on exhibit B is the vehicle pulling into the development. A two (2) point turn was performed to properly park the vehicle in the parking space. The second analysis shows the same vehicle backing up and exiting the development. A three (3) point turn was performed to properly remove the vehicle from the parking space and exit the parking lot. The Mercedes Sprinter Van is 17.4' long, 6.5' wide, and a turning radius of 20.17'.

For Exhibit C the vehicle that was used to perform the analysis was a Hino 338 M Refuse Truck. One analysis was conducted to turn around. A two (2) point turn was performed to properly turn the truck around. The Hino 338 M Refuse Truck is 27.88 long', 8' wide, and a turning radius of 27.4'. The overall body height is 10.75' and the min height at the entrance to the point of turnaround is 12.0'.

For Exhibit D the vehicle that was used to perform the analysis was a Solo M850 SlimLine Bus that best models a UPS or FedEx delivery truck. One analysis was conducted to turn around. A two (2) point turn was performed to properly turn the truck around. The Solo M850 SlimLine Bus is 27.85 long', 7.7' wide, and a turning radius of 27.2'. The overall body height is 10.75' and the min height at the entrance to the point of turnaround is 12.0'. A Jackson UPS truck was measured on the street and the length was 27.75' and the height was 10.75'.

All analyses were performed under slow speeds and turning on the spot was utilized.



	ISSUED DATE	ISSUED FOR
1	12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

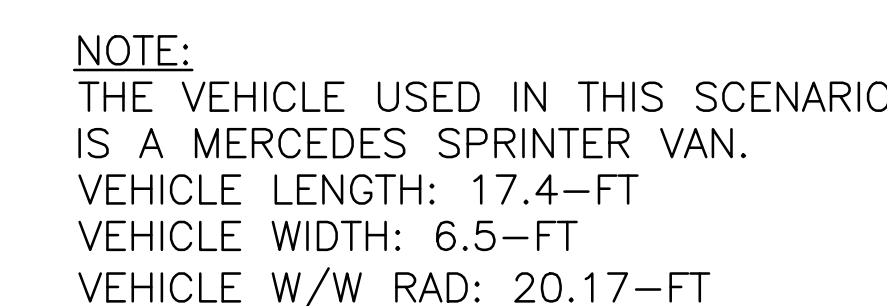
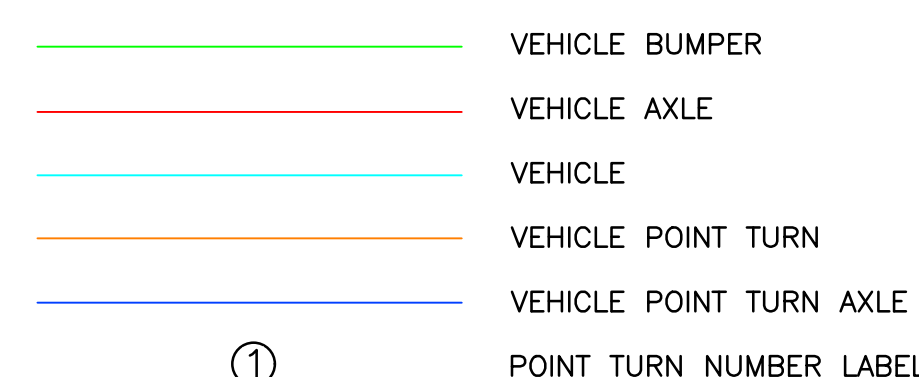
Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No. 22-020-02
Drawer	Drawn By BRADEN OLSON
Checker	Checked By JOSH KILPATRICK
Discipline	Drawing No.

Drawing Name

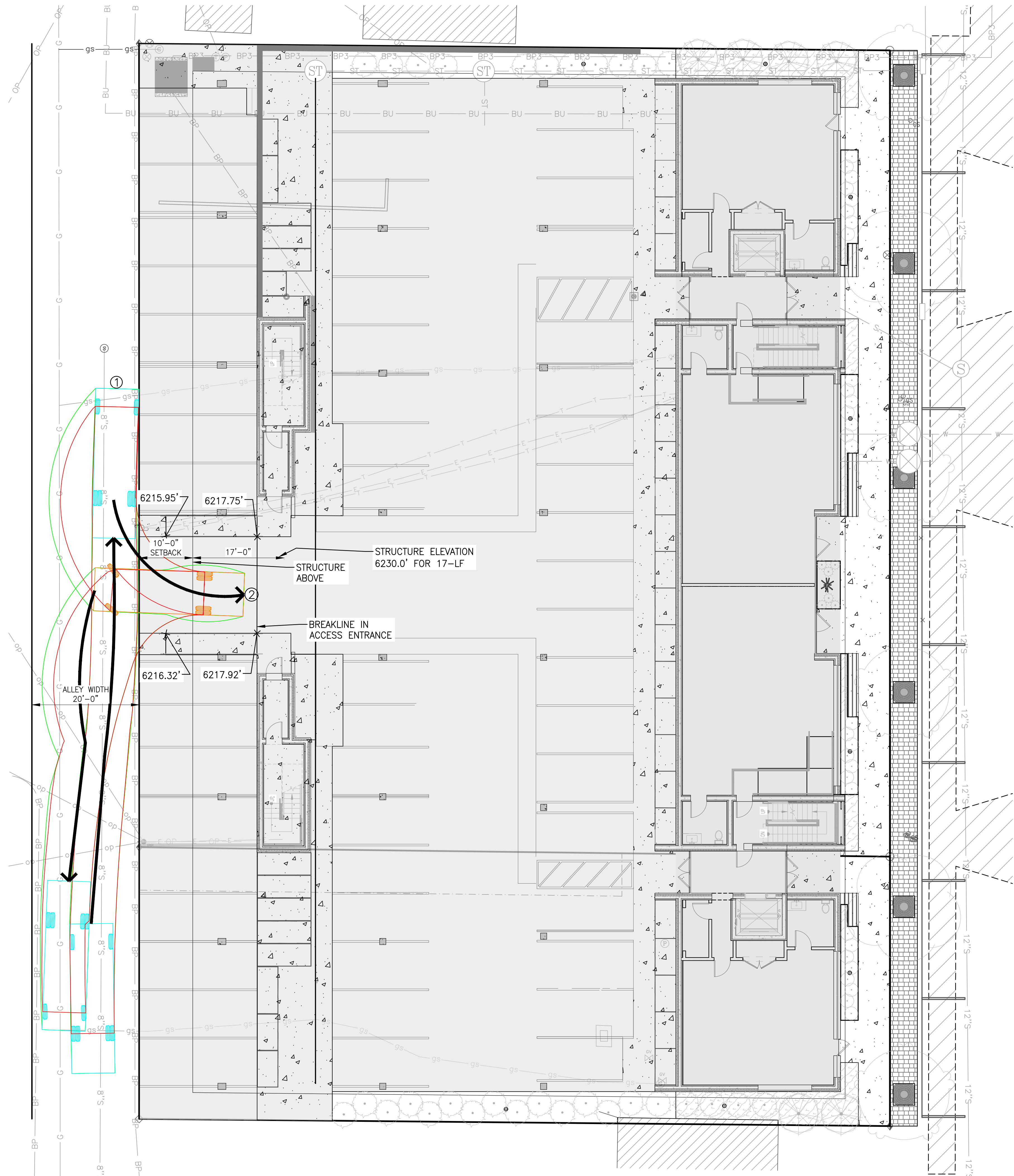
VEHICLE TRACKING
ANALYSIS



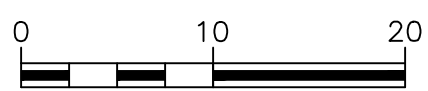
	ISSUED DATE	ISSUED FOR
1	12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

Drawing Name	VEHICLE TRACKING ANALYSIS
--------------	---------------------------



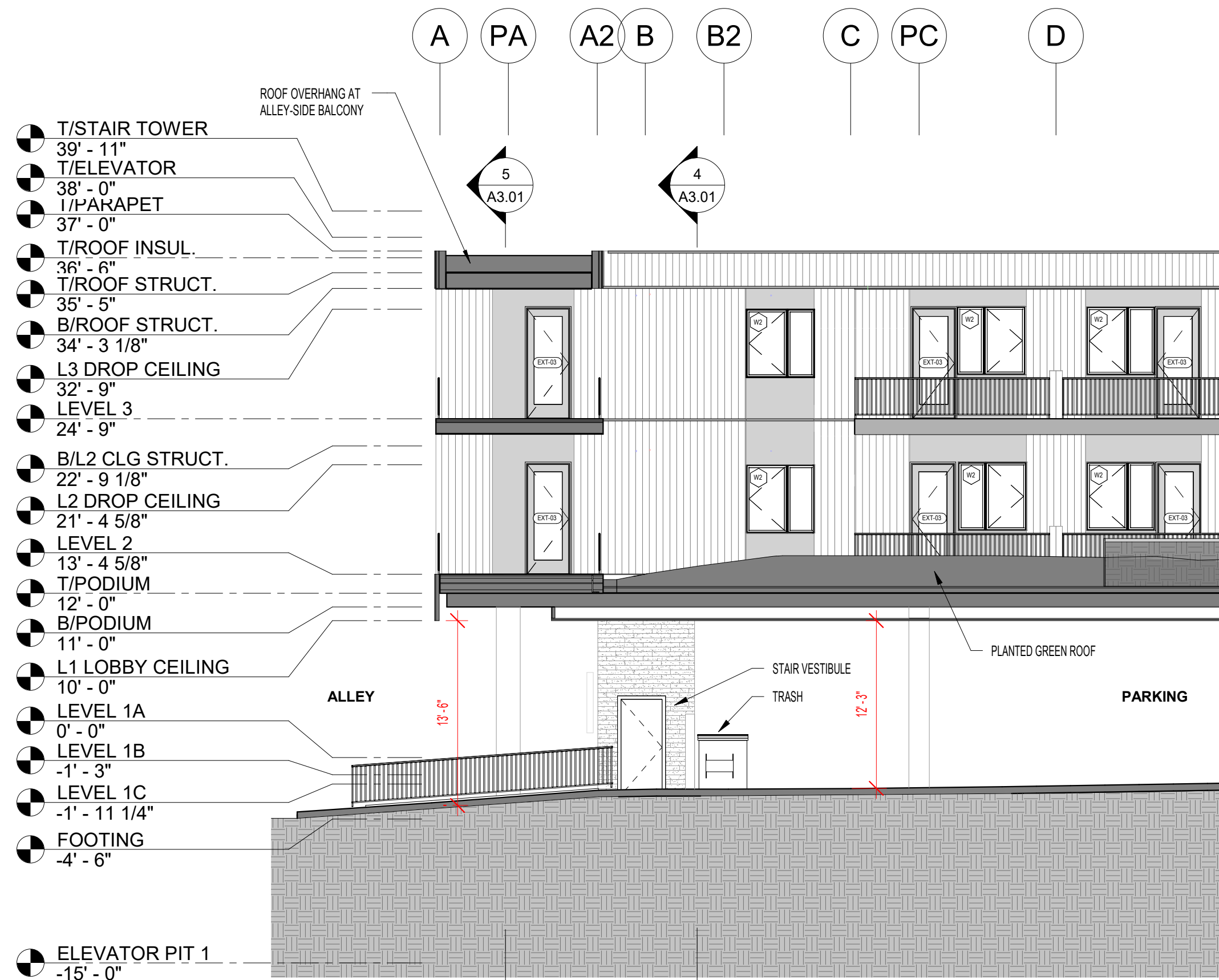
VEHICLE TRACKING ANALYSIS -
SCENARIO 3 REFUSE TRUCK TURNAROUND



NOTE:
THE VEHICLE USED IN THIS SCENARIO
IS A HINO 338 M REFUSE TRUCK.
VEHICLE LENGTH: 27.88-FT
VEHICLE WIDTH: 8.0-FT
VEHICLE W/W RAD: 27.4-FT
VEHICLE HEIGHT: 10.75-FT

LEGEND

- VEHICLE BUMPER
- VEHICLE AXLE
- VEHICLE
- VEHICLE POINT TURN
- VEHICLE POINT TURN AXLE
- POINT TURN NUMBER LABEL



NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning Work.

ISSUED DATE ISSUED FOR
1 12/23/2022 FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

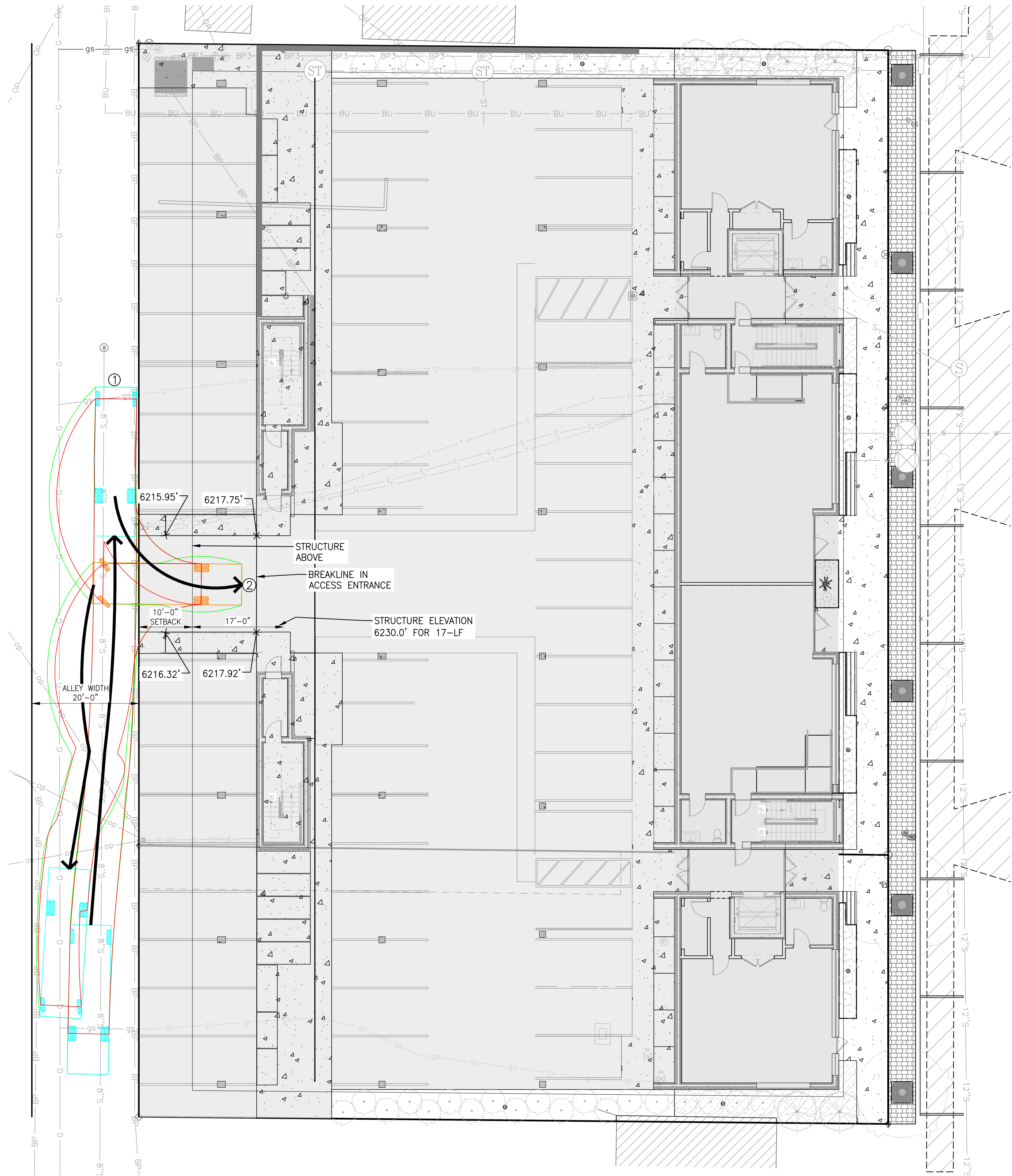
245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No.	22-020-02
Drawer	Drawn By	BRADEN OLSON
Checker	Checked By	JOSH KILPATRICK
Discipline	Drawing No.	

EX. C

Drawing Name
VEHICLE TRACKING
ANALYSIS

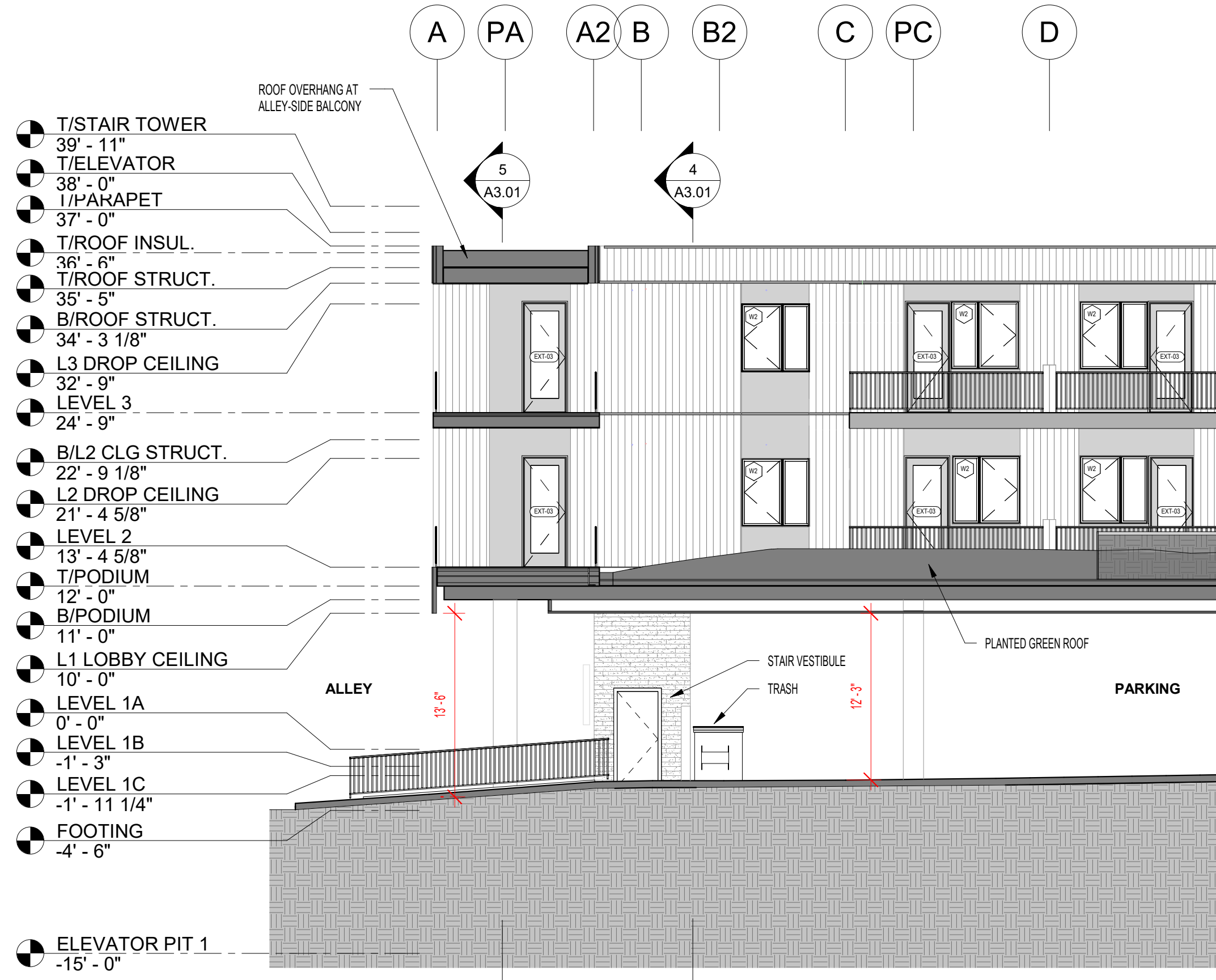
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



VEHICLE TRACKING ANALYSIS -
SCENARIO 4 DELIVERY TRUCK TURNAROUND

- LEGEND
- VEHICLE BUMPER
 - VEHICLE AXLE
 - VEHICLE
 - VEHICLE POINT TURN
 - VEHICLE POINT TURN AXLE
 - POINT TURN NUMBER LABEL

NOTE:
THE VEHICLE USED IN THIS SCENARIO
IS A SOLO M850 SLIMLINE BUS THAT
BEST MODELS A UPS OR FEDEX
DELIVERY TRUCK.
VEHICLE LENGTH: 27.85-FT
VEHICLE WIDTH: 7.7-FT
VEHICLE W/W RAD: 27.2-FT
VEHICLE HEIGHT: 10.75-FT



NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

185 E. Hansen Avenue Jackson Hole, Wyoming 83001
T 307-201-5324 www.nwks.com

© 2022 Northworks Architects & Planners - All rights reserved.
Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should be
used. Contractors and fabricators to verify all dimensions on
site prior to beginning Work.

ISSUED DATE	ISSUED FOR
1 12/23/2022	FDP RESUBMITTAL

PROFESSIONAL SEAL

Project
Millward Street Apartments

245 & 265 N. Millward St., Jackson, WY
83001

2210	Project No. 22-020-02
Drawer	Drawn By BRADEN OLSON
Checker	Checked By JOSH KILPATRICK
Discipline	Drawing No.

EX. D

Drawing Name
VEHICLE TRACKING
ANALYSIS

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

09

CONSTRUCTION MANAGEMENT PLAN

MILLWARD CONSTRUCTION MANAGEMENT PLAN

245 & 265 North Millward Street, Jackson, Wyoming 83001
Lots 245 & 265



PROJECT SCOPE

The Millward Street Apartment project is a mixed-use development of 5,000 Square Feet of commercial space, 44 prefabricated apartment units, and 8 site built units. There will be a basement portion located under the commercial space with site parking located under the podium of the entire building. The apartments will have private balconies and half of these will overlook a green roof. The covered outdoor parking will be accessible via the alley at the rear of the building. The General Contractor will carry out site management in five phases referenced in the attached site construction management plans. The demolition phase will be contained by a fence and all construction activity occurs on site. The excavation phase will involve off haul and coordination with Town regarding right of way permits for sewer and utilities. The General Contractor will construct a pedestrian protective walkway bridge. The next three phases The General Contractor will apply for a right of way use permit for a lane closure that will be occupied by a mobile crane for no longer than 6 days.

The General contractor will conduct proactive neighbor outreach program to ensure all neighbors impacted by the project are aware of the schedule, duration, and magnitude of the project.



PROJECT SCHEDULE

The construction schedule will run concurrently for 30 months beginning May 2023 ending October 2025. First mobilization of demolition of existing structures will last for two weeks beginning June of 2023. It will be necessary for a right way permit for shoring and utilities beginning July 2023. We will have a temporary site crane delivered January 2024 and will remain on site until August of 2024. The General contractor will store prefabricated units on an additional site located on the corner of West Snow King Avenue and Cache. The general contractor will provide traffic control and notification to the Town of Jackson Police Department of the traffic interruptions and will provide traffic control.

PUBLIC IMPACT

The General Contractor will coordinate with the town to identify the properties and businesses most impacted by the construction information regarding schedule, traffic control, right of way use via email list and site signage. The general contractor will make the information available through a direct point of contact and will create and follow a public impact statement. The general contractor will also provide all contact lists of the public to the Town of Jackson Engineering Division.

The General contractor will maintain transparency of all conflicts of schedule for any shared use areas, special events, capital improvement projects and will accommodate with these events to minimize public impact. The contractor recognizes that this project is located on the trucking route and will make efforts to minimize disruption through signage and traffic control.

CONSTRUCTION PARKING

Construction parking will be self-enforced through staffing and signage. The general contractor will utilize onsite parking during excavation on half of the leveled site and access will be provided via Milward alley. The General Contractor will encourage carpooling and will provide shuttling of staff to and from the site when offsite parking is needed during the course of construction. Offsite parking will occur on the owner's additional site located on the corner of West Snow King and Cache Street. The general contractor will be able to return to onsite parking once the podium of the building concrete is placed and cured February 2024. The general contractor will conduct weekly sub-contractor meetings to enforce and maintain parking restrictions during construction.

SITE LOGISTICS

The General contractor will maintain a work schedule of 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM – 5:00 PM on Weekends and Holidays during the course of construction.

The General Contractor will have a construction trailer on site for most of the construction until it is possible to utilize the parking area or commercial space to decongest the site parking. The general contractor will also maintain the appropriate number of trash and recycling roll-off containers during the entirety of the project. Initially, these containers will be located on the leveled site and will inevitably be moved around the perimeter of the building as progress continues. Concrete washout containment will be located as indicated on the attached site plan

and will be maintained from September 2023 to February 2024. Portable bathrooms will be maintained on site during the course of construction and located on the North end of the Millward Alley side of the site.

The entire site will have a steel construction fence with green masking along all four of the neighboring sides of the site. Gates will be located on the Millward alley and Millward Street side of the property.

Deliveries will mostly land on the Millward alley side of the property, while the mobilization of the prefabricated units will require a shut down of one lane of traffic. This lane closure will be required periodically during January 2024 through August of 2024. The total estimated days of closure will last approximately 6 days however, we cannot assess exactly when this will occur during the afore mentioned dates.

The haul route will follow the Town of Jackson's trucking route. The staging of the prefabricated modular units will be located at the corner of West Snow King Avenue and Cache Street. The route will begin on West Snow King, travel West to South Millward and continue North to the Site.

TEMPORARY USE OF STREET, ALLEYS, AND PUBLIC PROPERTY

The worksite will encroach into the right of way North and South on Millward to the back of the sidewalk. The General Contractor will provide pedestrian protective structure in compliance with all codes and regulations. The site barriers will not interfere with the town's snow removal and the General Contractor will remove all snow along the barrier after each snow event or Town

snow removal. Off haul of snow removal will not end at the fairgrounds and will end at the Owner's site on West King Street.

Construction materials and equipment will be stored inside of the protective fence or at the owner's other site on West Snow King Street. The General contractor will ensure that all fire hydrants, fire department connections, alarm boxes, catch basins, or manholes will not be obstructed by materials or equipment. The general contractor will ensure that there is no material or equipment interfering or obstructing with normal observation of traffic signals or hinder use of travel.

No material or equipment will be stored within 20' of an intersection to hinder or obstruct normal observation of traffic signals or hinder use. The general contractor will ensure that no material or equipment will interfere with the passage of water in the gutter and will ensure there is protection against all utility fixtures and the sight of all utility fixture shall not be obstructed.

RIGHT OF WAY PERMITS

- Continuous Sidewalk bridge from south end of the property to the north end
- Temporary Lane closure from south end of the property to the north end.
- Utility interruption for sewer, gas, and electric.



RESTRICTIONS

The General contractor will be in compliance with Jackson municipal code 12.08.040.B and the winter use in accordance with 12.08.320.

STORM WATER MANAGEMENT

The general contractor will follow best practices regarding storm water management. The project will have erosion control measures on the lower grade of the property. The General Contractor will use sand trap and oil interceptors for all areas recommended by the civil consultant team to protect any catch basins located on adjacent roadways and alleys.

CRANE

The location of the mobile crane will be within the delineated lane closure and delivery area. The range and height are not determined yet as the number of picks and sizes are still being determined. However, there will be no moving of materials over an open to the public areas. The General Contractor will amend this document showing the exact size and range of picks. The mobile Crane will have a maximum range of 160' from the center of the lane closure to the west side of the property. All picks will be contained within the construction area and the temporary delivery area. The General Contractor acknowledges picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone. The General Contractor will ensure cranes will be operated by certified operator and follow industry and OSHA standards.

PROTECTION OF PEDESTRIAN

The General Contractor will provide pedestrian protective walkway 8' tall with screening and guardrail. The construction barrier will extend the full length of the construction site and openings will be protected by gates that are controlled access points. The contractor will have a construction Drive-off grate to minimized dirt and gravel transfer and will maintain the adjacent areas of the roadway. The Barrier will not interfere with Town of Jackson snow removal. All applicable pedestrian signage will be used and will maintain ADA compliance.

STABIIZED CONSTRUCTION ACCESS

The General Contractor will provide and maintain a stabilized construction access. The general contractor will use a Drive-Off Grate at each gate and will broom sweep as necessary to remove tracked soil and mud.

TRAFFIC CONTROL

The General contractor will follow best practices for traffic control for all major deliveries and mobilizations as well as Crane picks. The General contractor will develop a relationship with neighbors and businesses to inform in advance and will use local police and traffic control guidance.



SHORING

The General contractor will follow best practices for shoring and will provide type and right of way permit necessary to perform. The General Contractor will provide an encroachment agreement within a right of way permit if necessary.

STAGING

The General contractor has acknowledged that there may be a need to use the owner's additional lot to store prefabricated units. Should this decision come to fruition, the General Contractor will identify that lot as West Snow King and Cache Street. The General contractor will apply for a conditional use permit and will delineate all structures and laydown areas intended to be used. The General contractor will also utilize a construction barrier no less than 8' tall with grates and Drive-off grates as well as providing 20' unobstructed view at the corner of West Snow King and Cache Street.

OPERATIONAL STANDARDS

STORAGE

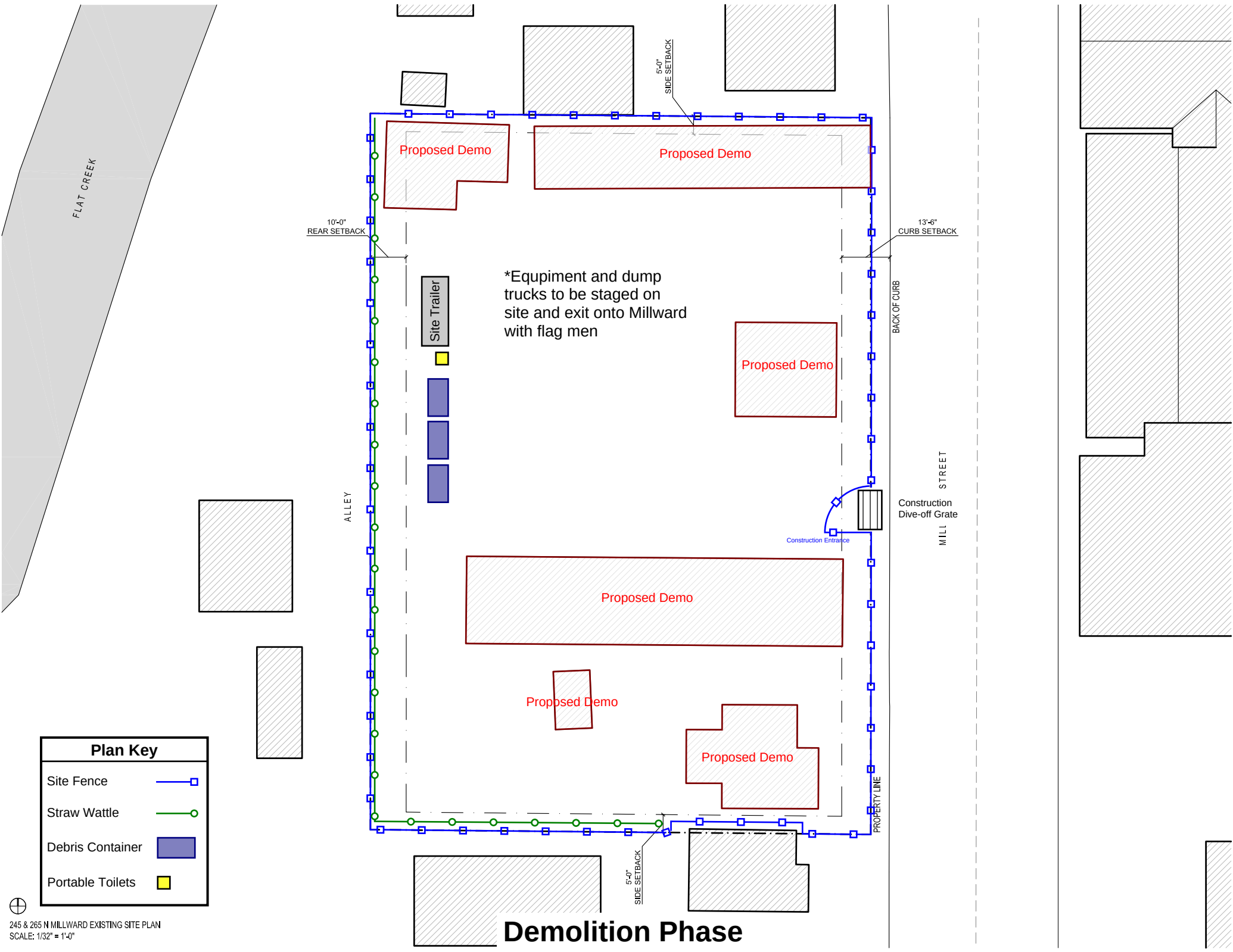
Prefabricated unit modules will be stored on the lot at West Snow King and Cache Street. Route map for deliveries shown on last page of this document.

NOISE

Noise levels during construction will not exceed the levels prescribed in the ToJ LSR Section 6.4.3 (65 DBA).

VIBRATION

Vibration during construction will not exceed the levels prescribed in the ToJ LSR Section 6.4.4 and will conform to the operational time constraints.



FLAT CREEK

10'-0"
REAR SETBACK

5'-0"
SIDE SETBACK

13'-6"
CURB SETBACK

Proposed Demo

Proposed Demo

Proposed Demo

*Equipment and dump
trucks to be staged on
site and exit onto Millward
with flag men

Site Trailer

Proposed Demo

Proposed Demo

Proposed Demo

BACK OF CURB

MILL
STREET

Construction
Dive-off Grate

Construction Entrance

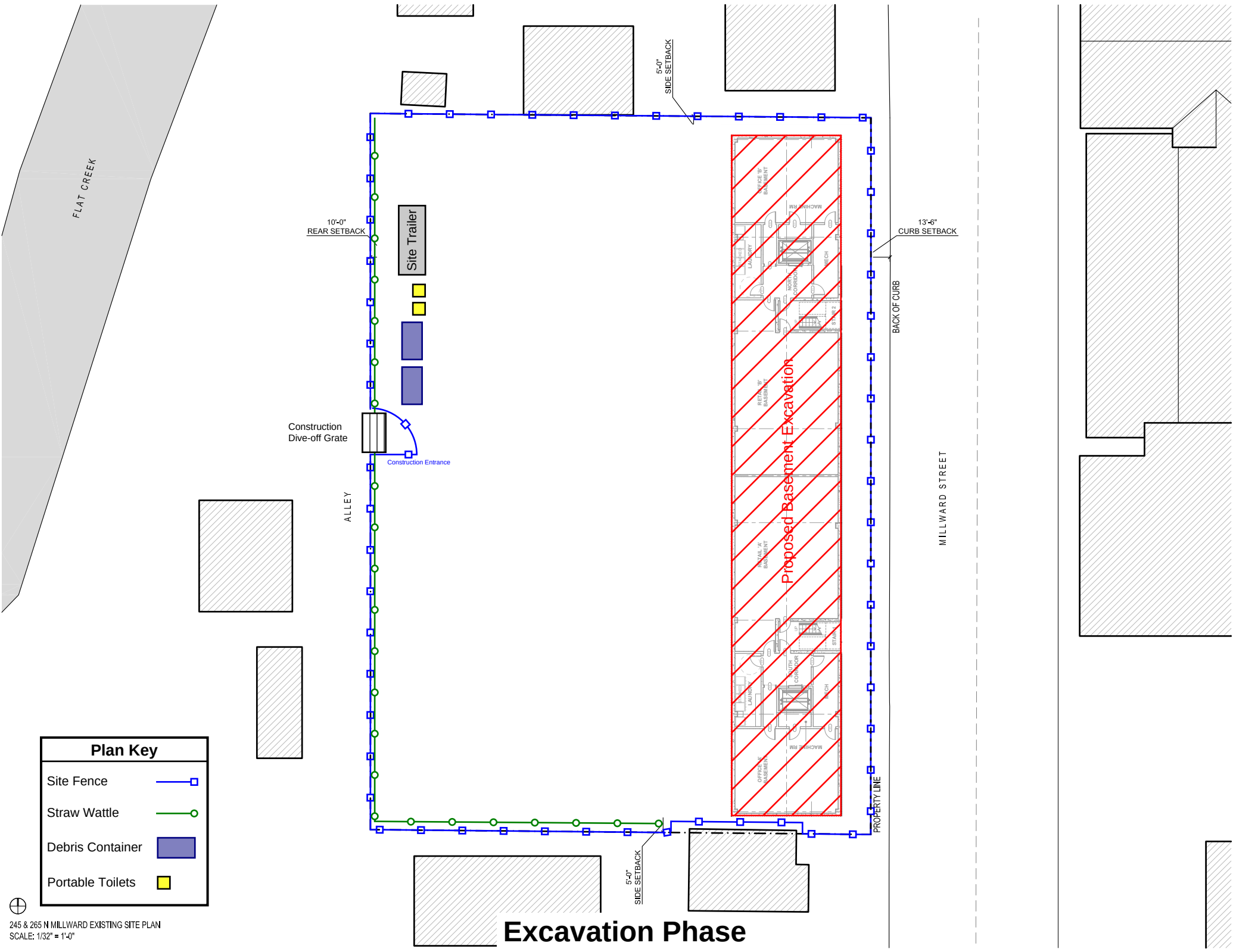
PROPERTY LINE

5'-0"
SIDE SETBACK

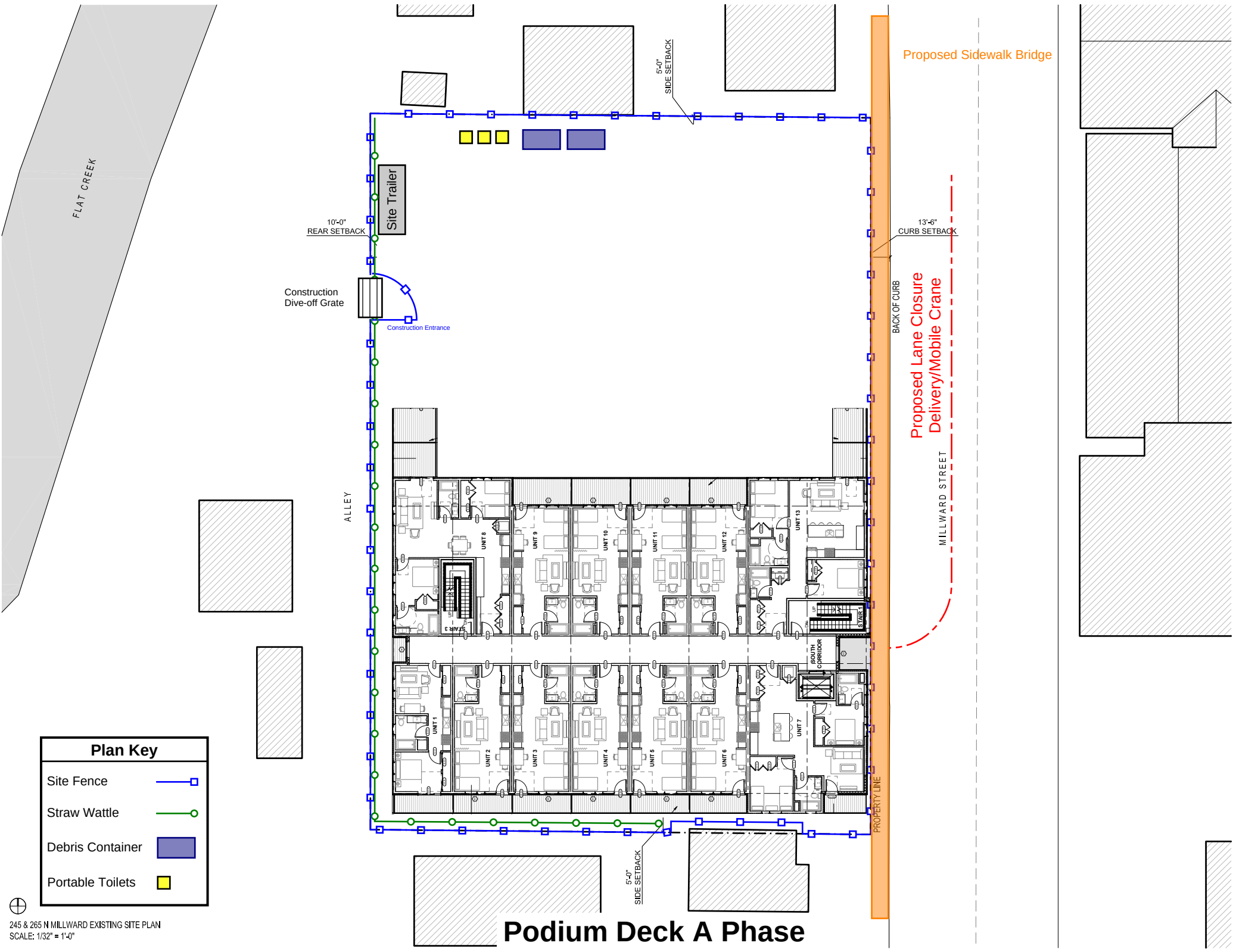
Demolition Phase

Plan Key

- Site Fence
- Straw Wattle
- Debris Container
- Portable Toilets



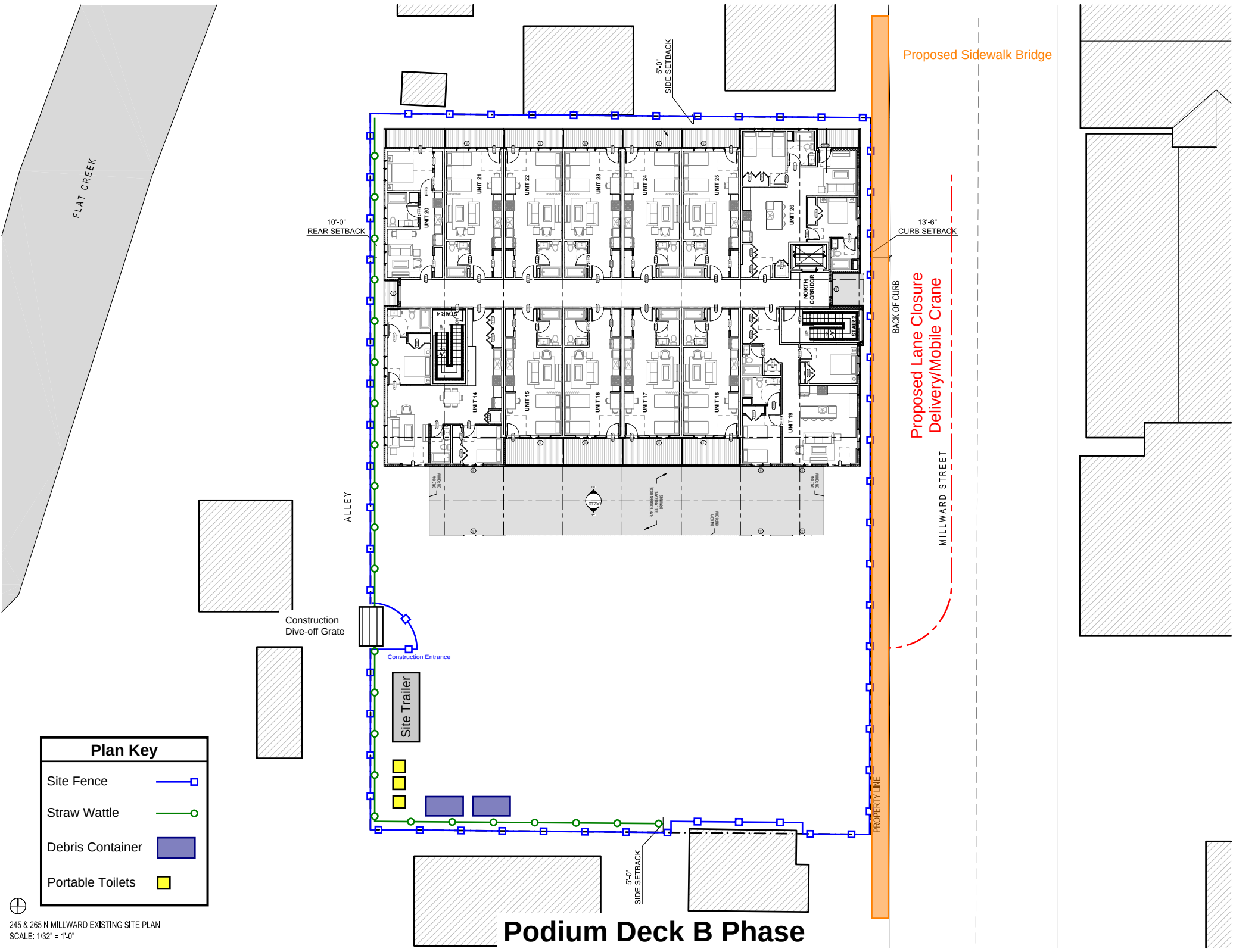
Excavation Phase



Plan Key	
Site Fence	
Straw Wattle	
Debris Container	
Portable Toilets	

245 & 265 N MILLWARD EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

Podium Deck A Phase



FLAT CREEK

Proposed Sidewalk Bridge

10'-0" REAR SETBACK

5'-0" SIDE SETBACK

13'-6" CURB SETBACK

ALLEY

Construction Dive-off Grate

Construction Entrance

Site Trailer

Proposed Lane Closure Delivery/Mobile Crane

MILLWARD STREET

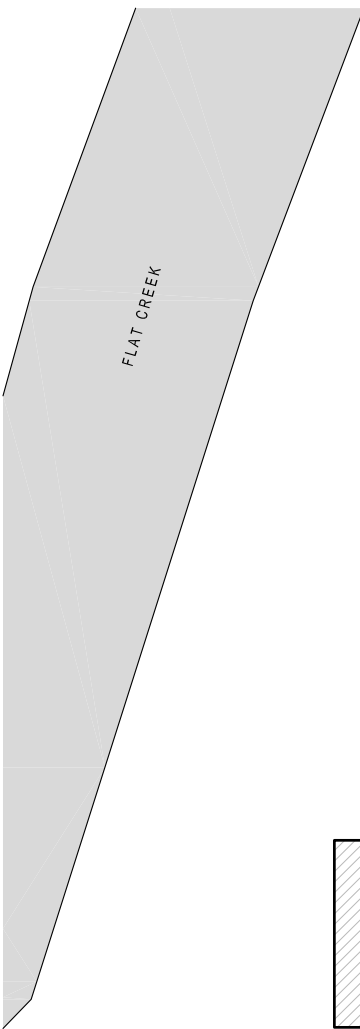
BACK OF CURB

PROPERTY LINE

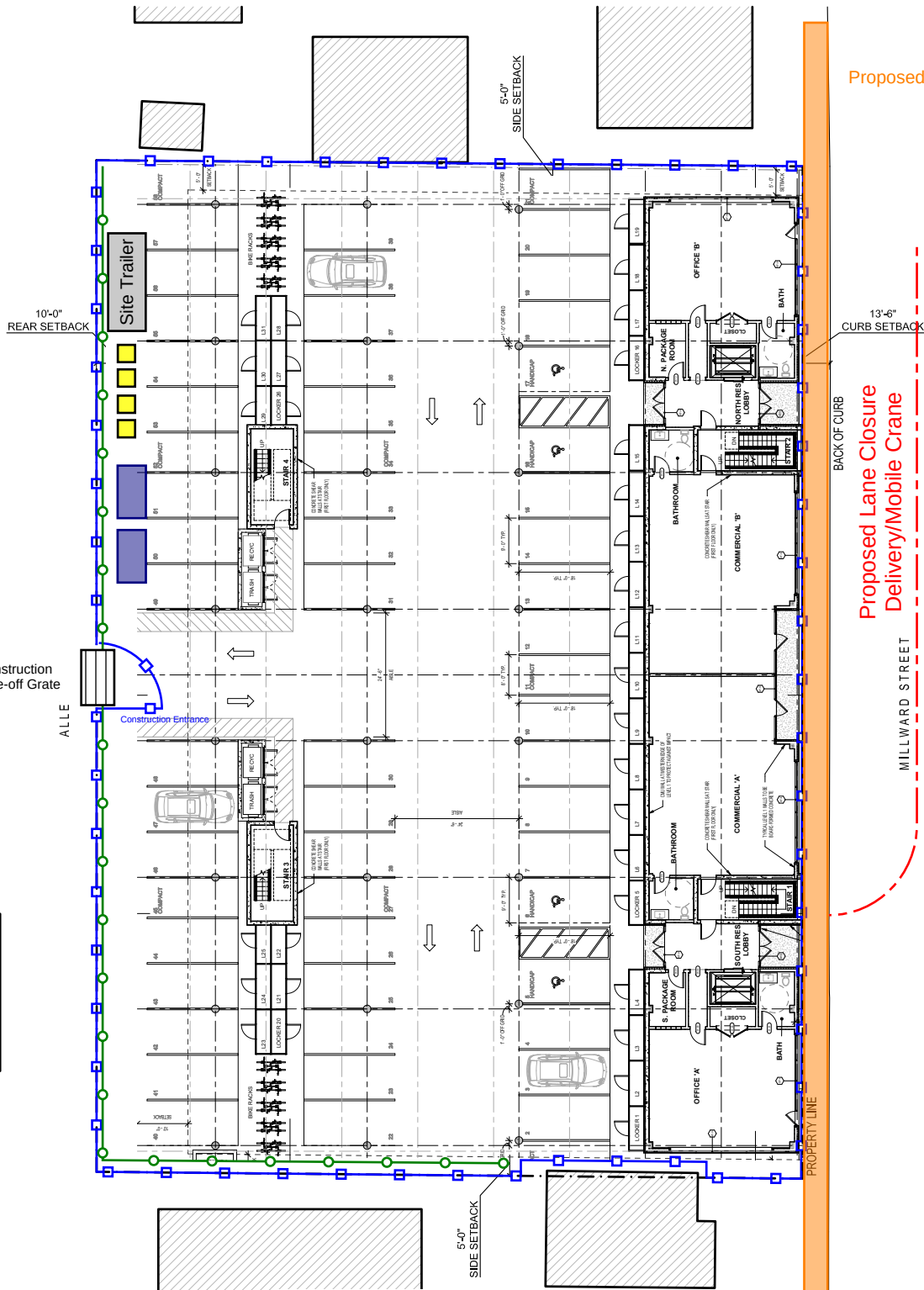
5'-0" SIDE SETBACK

Podium Deck B Phase

Plan Key	
Site Fence	
Straw Wattle	
Debris Container	
Portable Toilets	

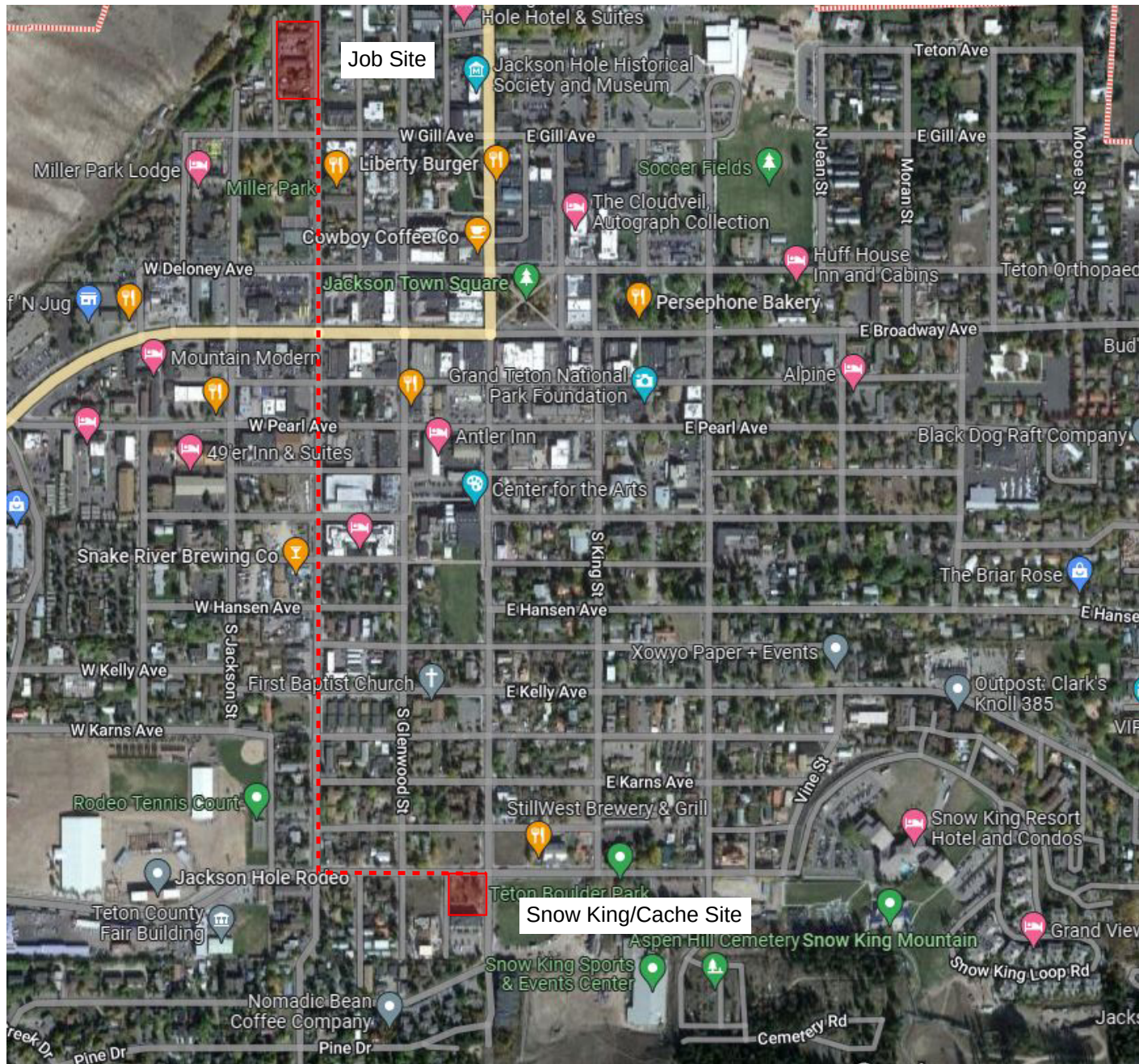


Plan Key	
Site Fence	
Straw Wattle	
Debris Container	
Portable Toilets	



Fitout Phase

Route Map: Delivery from Staging Area to Site



10

ENGINEERING REPORT

ENGINEERING REPORT

Introduction

This engineering report provides the basis for design and addresses the engineering related issues for the proposed multi use development. The proposed project site consists of both lots located at 245 and 265 N. Millward comprising approximately 0.64 acres. The existing site contains hotel, office and residential structures along with a combination of both gravel and asphalt parking and driveway areas. The site is currently nearly completely developed, with minimal (23%) existing pervious surfacing or landscaping. There are several existing buried and overhead utilities serving and/or just outside the property including four water services, two sewer service lines, and buried and overhead power and communications that will require abandonment or relocation as a result of the proposed development. Water and sanitary sewer facilities are provided to the property through Town of Jackson (TOJ) Systems. The level of detail includes the basic layout and general design elements. Design detail will advance as the plan moves into the construction permitting and construction phases of the project.

Soils and Groundwater Conditions

A geotechnical investigation was performed by Nelson Engineering in 2022 and is attached to this report as Appendix I. This report noted that silt, gravels, sands and clay to a depth of 20' exist on site. Groundwater was found at approximately 14.5'

Access and Parking

Access to the site will be from the alley to the west of the property that connects to W. Gill Ave. to the south. The proposed 20-ft wide access to the site is limited to the alley width. From the alley, an 18' wide entrance will provide access to the covered parking garage that is at, or near existing grade. Covered parking for the development will primarily be located below the proposed building.

Consistent with current conditions, there will be on street parking along N. Millward St.

Street frontage along N Millward St. will include vertical curb with detached sidewalk with a paver strip and tree wells as required. It is assumed that since the existing use is commercial and lodging, and the proposed use is to be commercial and residential, that the vehicle trips will remain much the same.

Grading, Drainage, and Stormwater Management

Grading of the site will alter the grades of curb and gutter along N. Millward St. All Curb and gutter and sidewalk will be removed and replaced along N. Millward. Grades of new flowline gutter will be held within 2% to 4% cross slope from N. Millward St. A curb inlet will be added to the north end of the curb and will connect to the proposed site storm line. Development of the site will leave little to no pervious surface as currently exists. Storm water will be collected on the roofs and terraces of the

development and conveyed to a central collection system internal to the site, discharged to the Millward storm sewer with final discharge to Flat Creek to the north. Water collected from parking and driveway areas will be treated via sand oil separator prior to discharge to City storm sewer. All grading in the alley and along the west side will match existing grades.

The existing site contains four separate structures along with asphalt paving and parking. All existing stormwater runoff from the site sheet flows in a northwesterly direction towards Flat Creek. Based on TOJ regulations, the proposed development is required to detain any additional runoff above and beyond the existing conditions. Preliminary stormwater calculations were performed and are included in the Appendix II. Results indicate the proposed development has a lower time of concentration and an increased stormwater runoff volume at the 100-yr storm event when compared to existing conditions. Pre and post runoff flows are 0.91 and 1.52 cfs, respectively, or a 0.61 cfs (275 gpm) difference.

A buried manhole capturing roof stormwater and snowmelt runoff, with an open bottom to drain to natural grade is proposed along with a sand-oil-separator located upstream treating parking lot runoff. It is proposed that final flows enter the existing 18" dia. TOJ storm sewer in N. Millward prior to discharge to Flat Creek. An inlet grate in the curb at N. Millward is proposed at the point of connection.

The open bottom manhole will provide storage beyond the allowable pre-development run-off. The volumetric difference in post and pre-development runoff is approximately 600 gallons. If a storm event exceeds the allowable storage volume run-off will flow to the TOJ stormwater system.

The design of stormwater facilities includes:

- Insulating all shallow stormwater pipes and buried tanks.
- Installation of heat tape for all roof drains to prevent winter freezing.
- Installation and testing of all storm facilities in accordance with manufacturer's recommendations, the most current version of Wyoming Public Works and TOJ details.

Appendix II along with grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops.

Water System

The closest TOJ water main to the property is an existing 6" dia. main located in the east traffic lane of N. Millward. To verify the existing water facilities are sized adequately, proposed water flows, both domestic and fire were estimated for the development. Current proposed programming values for the development were utilized for the estimates. Per fixture unit calculations provided in Appendix III, which includes water demand estimates for the building comprised of 2 commercial, 2 offices and 52 residential units/spaces, the domestic demand for the development is 100 gpm. Assuming the estimated demand, a 4-inch dia. domestic water service and 2" meter is recommended to serve the

development. Based on water system modeling, it is expected that adequate capacity is available from the Town's water system.

Due to the size and proposed use of the development, the structures will require automatic fire sprinkler systems. Fire flow requirements were determined by mechanical as 500 gpm. Calculations in Appendix III indicated a 6-inch dia. DI water service is capable of providing combined domestic and fire sprinkler demands (600 gpm), at 6.8 fps, 3.7-ft of headloss resulting in an approximate residual pressure at the building of 61 psi.

Because of the location of the development being in the core downtown area, it was assumed that additional exterior flow requirements would be needed in the event of a fire. It is assumed that 2 additional fire flows of 1000 gpm would be required on adjacent fire hydrants. The building fire flow, along with the 2 exterior fire hydrant flows were simulated in the TOJ Water Model. Results of the modeling are included in Appendix IV, which indicate that residual pressure within the water system at adjacent fire hydrants never dropped below 35 psi during a fire flow scenario.

In compliance with TOJ's conventional practice that a single development be supplied water through one location from the TOJ's system, a single connection will be constructed from North Millward St. This connection will then split at the property line with separate buried valving for domestic and fire suppression serving the development. To provide the maximum domestic water demand, a 4-inch dia. waterline will be installed to the development off of the new 6-inch dia. water service main at the property line. All proposed water system requirements are indicated on the Proposed Utility Plan located in the Development Plan Drawings. As the project advances the project team will coordinate with the fire sprinkler designer and the Fire Department to ensure adequate fire protection measures and equipment are in place.

Sewer System

The proposed development will be connected to the TOJ sewer collection system at a manhole in Millward. The existing manhole already has a service pipe that will be removed and a new 6-inch dia. service pipe stubbed in.

Daily wastewater flows for both the existing and proposed developments were estimated using Tables 1 and 2 of WDEQ Chapter 25 and are provided in Appendix III of this report. Results of both existing and proposed wastewater flows are 2,770 gpd and 10,280 gpd, respectively.

Applying a peaking factor of ten yields a peak hour wastewater generation of approximately 71 gpm for the development. Water demands based on fixture units (see above) was estimated at 100 gpm, thus the more conservative peak water use rate was assumed for wastewater flows. Based on existing pipe type, diameter and slope, the existing TOJ sewer main in Millward (12-inch dia estimated. sewer main @ 0.37% slope) will see a reduction in overall peak capacity of 7.1% as a result of the new development, leaving room for roughly 1400 gpm of flow from other sources. Detailed calculations for wastewater estimates and capacity calculations have been provided in the Appendix III.

Wire Utilities and Gas

The development will require 3-phase power service. Based on discussions with Lower Valley Energy, the closest and most convenient location is north on Millward on the property of 295 N. Millward. The power alignment is proposed parallel to the west curb along Millward and down the northernmost property line to the proposed power vault and transformer located at the northwest corner of the development. Additionally, several existing power poles in the alley, along with other wire communication services, will need to be lowered and buried across the alley to the residences to the west.

The new transformer serving the development has been sized and placed with the proper clearances. Power meters will be installed in banks on a northwest wall near the stairway of the covered parking area along the west alley parking. Included in the Development Plan Drawings is a utility plan and power plan indicating the proposed location of the facilities.

Refuse, Garbage, Trash, and Recycling

Refuse, garbage, trash, and recycling will be kept in covered containers at all times within the covered garage. All containers will be kept within enclosed structures as indicated on the proposed site plan.

Snow Storage

Due to the proposed scale of the development, there is very little area on the site which is not covered by roofs or decks. The only area on the site where snow removal will be required is within the last 10 feet of parking spaces adjacent to the alley, which is very minimal. The total area of uncovered parking that is required for snow removal is 2,800-SF. Regulations state that 2.5% of required area be used for snow storage. Minimum snow storage required is 70-SF and 100-SF will be provided in the southwest corner. Due to the nature of the development and the proposed amenities, all excess snow will be removed from the site in an expedited manner.

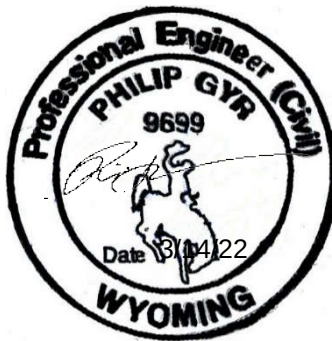
APPENDIX I – GEOTECHNICAL REPORT

GEOTECHNICAL INVESTIGATION

**LOTS 3-6, BLOCK 2 JACKSON SUBDIVISION
245 & 265 NORTH MILLWARD STREET
JACKSON, WYOMING**

PREPARED
FOR
245 265 MILLWARD LLC c/o KAIKOA LLC
WILSON, WYOMING

PREPARED
BY
NELSON ENGINEERING
JACKSON, WYOMING



MARCH 2022
Project No. 22-020-02

TABLE OF CONTENTS

GENERAL AND PROJECT DESCRIPTION	1
SCOPE OF SERVICES	1
SITE CONDITIONS.....	1
DESCRIPTION.....	1
GEOLOGY AND SOIL MAPPING	1
SEISMIC HAZARD	2
SITE INVESTIGATIONS.....	2
FIELD INVESTIGATIONS	2
SUBSURFACE CONDITIONS.....	3
SOIL PROFILES	3
GROUNDWATER	4
GEOTECHNICAL ANALYSIS & RECOMMENDATIONS	4
GENERAL.....	4
SEISMIC DESIGN PARAMETERS.....	4
GROUNDWATER DISCUSSION.....	4
<i>Local Groundwater Data</i>	4
<i>Conclusions</i>	5
EXISTING UNDERGROUND STRUCTURES AND UTILITIES	5
SPREAD FOOTINGS.....	5
LATERAL EARTH PRESSURES	6
SHORING, UNDERPINNING, EXCAVATION SLOPES	7
SIDEWALKS AND EXTERIOR SLABS	7
ROADWAY AND PARKING LOT SECTIONS	8
CONSTRUCTION OBSERVATION AND TESTING	8
CONSTRUCTION CONSIDERATIONS	9
EARTHWORK AND SITE GRADING	9
GENERAL COMMENTS	10
WARRANTY AND LIMITING CONDITIONS	11

APPENDIX

GENERAL AND PROJECT DESCRIPTION

This is the report of a geotechnical investigation for a proposed development at Lots 3 through 6, Block 2 of the Jackson Subdivision in Jackson Wyoming. Project plans include the demolition of the existing multi-unit residential structures and residence and construction of a multi-story structure with possible basement level parking. Geotechnical recommendations in this report are based preliminary project information provided by Northworks Architects and survey by Nelson Engineering.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed mixed-use development. The purpose of the subsurface investigation was to determine soil and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in engineering analysis for recommendations pertaining to structural foundations, drive and parking areas, retaining walls, and general earthwork. It is our engineering judgment that the existing and proposed slope geometry and composition indicate stability therefore slope stability analyses were not conducted. Specific recommendations for drainage and surface water conveyance are not within the scope of work.

Foundation analysis and resulting recommendations are based on typical loads for the type of structure proposed. Prior to finalization of project plans, foundation plans and loads should be sent to this office for review to ensure compliance with this report. Recommendations assume foundation elements are not subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Lateral earth pressure recommendations contained herein are general in nature; it is critical that retaining wall designs are reviewed by the geotechnical engineer.

SITE CONDITIONS

Description

The project occupies 4 town lots with an area 0.64-acres at 245 and 265 North Millward Street. A former motel converted to apartments and parking occupy the northern part. Town of Jackson planning and building records indicate the motel complex was constructed in phases between 1934 and 1987. 245 North Millward Street contains a small single-family residence; planning and building records it was constructed in 1941. Access is provided by North Millward Street to the east and an alley to the west. Developed and undeveloped commercial and residential properties adjoin on all sides.

Local topography is relatively flat with gentle slopes to the west towards Flat Creek which flows from northeast to southwest about 100 feet to the west.

Geology and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love and H.F. Albee, 2004. The map shows "Qf-Alluvial Fan Deposits-Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons" on the southeastern half of the project and "Qfp-Flood-Plain Deposits-Sand, silt, clay, and minor lenses of gravel" within the northwestern half. Gray, light gray, dark gray, olive green, and brown weathered sedimentary bedrock deposits found at depth may be rock of the Sohore Formation described as "Ks-Sohore Formation-

Gray and tan lenticular fine-grained sandstone, gray shale and shaly sandstone, carbonaceous shale, marlstone, and some beds of coal.”

The US Natural Resources Conservation Service's Soil Survey of Teton County has mapped the Greyback gravelly loam at the site. The soils are alluvial and/or glaciofluvial deposits located on 0 to 3 percent slopes. This soil is described as very deep, somewhat excessively drained, and composed of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand.

Seismic Hazard

Jackson Hole is located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana, and encompassing western Wyoming and the Teton Range as referenced by Robert B. Smith and Walter J. Arabasz in "Seismicity of the Intermountain Seismic Belt, Neotectonics of North America," 1991. The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth with the following active faults near the site: the Teton Fault, the Phillips Valley Fault, and secondary faults within the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 6.7 miles northwest of the site.

The USGS “Geologic Map of the Jackson Quadrangle, Teton County, Wyoming,” J.D. Love and H.F. Albee, 2004, shows the postulated trace of the Cache Creek Thrust Fault a quarter mile south of the site and the East Gros Ventre Fault 400 feet west/northwest of the site. The Cache Creek Thrust Fault is not classified by the USGS as active. The East Gros Ventre fault is a Class B fault. Class B is defined as “geologic evidence demonstrates the existence of a fault or suggests Quaternary deformation, but either (1) the fault might not extend deeply enough to be a potential source of significant earthquakes or (2) the currently available geologic evidence is too strong to confidently assign the feature to Class C [which show insufficient evidence of faulting or deformation] but not strong enough to assign it to Class A [evidence demonstrates Quaternary faulting of tectonic origin].”

SITE INVESTIGATIONS

Field Investigations

On February 14 and 15, 2022, five borings, BH-1 through BH-5 were advanced at the locations shown on **Drawing 2 – Boring Location Map** in the Appendix. Borings were approximately located with a Leica Zeno 20 GPS unit to within 3 feet. Boring locations and depths were selected to best determine subsurface conditions throughout the project. All borings were backfilled with drilling spoils after logging was completed, asphalt patch was installed on the surface of BH-1 through BH-4, which were advanced in asphalt. Flush mounted monitoring wells were installed in BH-2 and BH-4.

IME of Riverton, Wyoming, drilled borings with a truck-mounted Mobile B-57 drill rig. All borings were advanced using a 7-inch outer-diameter (O.D.) hollow stem auger. Sampling was performed with 2-inch and 3-inch split-barrel (split-spoon) samplers per ASTM D1586. Andy Pruett, a Professional Geologist, Phil Gyr, PE, a Professional Engineer, and James Molloy, a Geologist-in-Training, all of Nelson Engineering, logged the borings and directed the sampling. Soils were classified in the field and logged by the geologist. The soil classifications, moisture conditions, and presence of organic or other notable features were

recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Undisturbed samples of fine-grained soils were obtained in Dames and Moore samplers for consolidation and unconfined compressive strength testing. Groundwater observations were made at the time of the boring advancement based on field observations of soil moisture conditions. Field observations and laboratory testing results are presented both on the boring logs and in the Laboratory Results sheets in the Appendix.

The stratification lines shown on the boring logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the boreholes. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated.

The subsurface conditions were interpreted from the described boreholes at the site. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System. The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

SUBSURFACE CONDITIONS

Soil Profiles

Profiles consisted of surficial fills and silts overlying coarse-grained alluvial deposits overlying weathered sedimentary bedrock. BH-1 through BH-4 were advanced through the asphalt parking lot of the motel and underlying asphalt were gravel with sand fill to depths of 1 to 1.5 feet. Underlying fills and from the ground surface of BH-5, were frozen, moist, brown and dark brown silt with sand and gravel to 3 to 3.5 feet. Below silt deposits in all borings were gravels composed of medium to very dense, poorly graded gravel with silt and sand (GP) and occasional silty gravel with sand (GM) were encountered to depths of 18.5 to 23.5 feet. The majority of samples contained fractured angular gravels indicating the presence of larger gravels and cobbles. Well- and poorly-graded sand lenses/strata are common in these soils and have been found in nearby projects. Smooth moderate drilling observed in BH-3 from 17 to 19 feet is typical of drilling through sand strata. Weathered sedimentary bedrock was encountered at 25.5 feet in BH-1, 31.0 feet in BH-2, 31.5 feet in BH-3, 26.5 feet in BH-4, and 26.0 feet in BH-5. Bedrock consisted of highly to completely weathered and weak to friable gray, light gray, dark gray, olive green, and light brown intervals of dry to moist fine-grained, poorly graded sandstone, silty sandstone, siltstone, silty sandstone, and claystone. Some intervals were fully weathered into soil with most of the sandstone maintaining rock qualities. SPT N_{cor} corresponded to dense to very dense at all sampling intervals within unconsolidated soils with the exception of medium dense conditions at 10 feet in BH-1. SPT N_{cor} corresponded to medium dense to dense at all sampling intervals within weathered bedrock. Heave into the HSA occurred in BH-2 in sampling intervals at 15, 20, and 25 feet. Heaved material was composed of sand and fine gravels.

Groundwater

A partially confined aquifer within the alluvium is indicated with the underlying bedrock forming an aquiclude. Groundwater was observed during drilling in BH1-4, not in BH-5. Monitoring wells installed in BH-2 and BH-4 show water levels at about 11.5 and 13.5 depth as measured in February. Moisture content of weathered bedrock in all borings was dry or moist. The absence of an aquifer in BH-5 may be due to an aquiclude forming a localized dry area.

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS

General

This report addresses a multi-story commercial structure occupying the buildable space within the property. At the time of this report, both an underground parking garage and at grade parking were under consideration.

Seismic Design Parameters

The 2021 International Building Code (IBC) designates site class per ASCE 7 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7; therefore, the IBC directs that seismic coefficients and design spectra shall be determined using **Site Class D**, Latitude of **43.483°** and Longitude of **-110.765°**.

Groundwater Discussion

This area of northern Jackson is postulated to be underlain by a continuous partially to unconfined aquifer with extents to the north and east. Flat Creek is not directly connected to this aquifer as evidenced by water levels in the creek at higher elevation than water elevations in the monitoring wells. Flat Creek upstream of the town and recharge areas to the north and east are postulated as the natural recharge sources. Flood irrigation ditches in the Elk Refuge and the diversion of Gros Ventre River flows into Flat Creek may also contribute to seasonal fluctuations with high groundwater occurring in the late spring and summer.

Local Groundwater Data

Groundwater data from WYDEQ studies, nearby geotechnical investigations, and building records was researched and analyzed. Geotechnical investigations at 105 Mercill revealed groundwater depths of about 15 feet at seasonal winter lows. Monitoring well measurements near seasonal peak at 225 North Millward were about 16 feet in July in high water season. The hotel/commercial structure at 260 N. Millward has a basement, depth and flooding history unknown. The new Rusty Parrot building has a parking garage level with the deepest below groundwater depth that requires continuous pumping. Local area data shows aquifer depth varies over relatively short distances.

Flat Creek water surface elevation in the reach west of the property was measured in early March 2022 at $6010 \pm 0.5'$. Depth to water in BH-2 and BH-4 at 11.3 feet and 13.5 feet correlates to water elevation of 6106 ± 1 and 6104.5 ± 1 respectively. Direct hydraulic connection between creek and groundwater is not indicated, as expected from previous experience in the area.

The northeast motel building has a partial basement. NE performed an inspection of the motel basement; depth of floor below adjacent parking lot is estimated at about 9 feet putting the floor elevation in the range of 6108-9. There were no obvious high-water lines indicating past flooding.

Both creek elevation and water levels in the monitoring wells measured in February are data from the seasonal low. The magnitude of seasonal and long-term fluctuations in groundwater depth is not known with certainty however Wyoming DEQ records from prior investigations along Cache Street are available. Data was collected in monitoring wells over several years. Seasonal and long-term fluctuations of 5 or more feet above levels measured in mid-winter have occurred in these wells.

Conclusions

Absent long-term monitoring of seasonal peak elevations, conservatism is advised in planning new construction. Although the existing basement have not had water infiltration historically, this evidence is not conclusive in determining the piezometric elevation of high-water level during flood years due to clay and silt layers that may confined the aquifer. New construction of deeper basements would remove the confining layer, allowing flood year water levels to achieve shallower depths. **Therefore, we recommend that basement level construction shallower than 8 feet below asphalt at MW-2 should be both waterproof and consider buoyancy in structural designs.** Construction dewatering at depths below 10 feet dependent on season should be anticipated. Construction dewatering discharge may prove problematic as the TOJ will likely not permit discharge to the storm sewer system. Measurement of monitoring water elevation on a regular basis though a full year prior to construction is recommended.

Existing Underground Structures and Utilities

All existing foundations and utilities shall be removed within the proposed building footprints. Where debris and buried utilities are found during construction, they shall be removed and the excavations evaluated by this office.

Spread Footings

Spread footings bearing on dense, cobble and gravel deposits are appropriate foundation elements. If pockets of sand/silt/or clay are found at bottom of footings and slabs, these soils shall be removed until competent cobble and gravel soils are exposed. Backfill of existing foundations and structures beneath slabs and footings shall be structural fill. Where required, structural fill shall be placed to achieve footing grade. Subgrades beneath all footings and fills below foundations shall be compacted to a depth of 8 inches to 95% of maximum density per ASTM D698 (Standard Proctor).

A net allowable bearing capacity of **6000 PSF is appropriate.** The net allowable soil pressure includes dead load plus maximum live load. The above analysis assumes a **maximum width of 12.0 feet** for continuous footings and a **maximum dimension of 8 feet** for isolated footings. The net allowable soil pressure includes dead load plus maximum live load. These calculations assume a **minimum footing depth of 34 inches below existing grade** and that a maximum total settlement of 0.5 inches be tolerated on any one footing and the maximum differential settlement between footings that can be tolerated is 0.25 inches.

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics. Other foundation parameters and restrictions are given below:

1. A one-third increase in allowable bearing capacity may be used for short duration loads such as wind or seismic.
2. Backfill against shallow foundations and stem walls shall conform to Drawing 3 in the Appendix. In no case shall material greater than 6 inches in diameter bear directly on or against foundation elements. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

Any soil type encountered at the bottom of footing excavations other than those described above should be analyzed by Nelson Engineering. Isolated boulders at footing grade should be excavated and removed unless approved by Nelson Engineering. Any excessively loose material or soft spots encountered in the footing subgrade will require over-excavation and backfilling with structural fill. All footings shall be suitably reinforced to make them as rigid as possible.

Lateral Earth Pressures

For this analysis, it is assumed that all foundation and retaining walls will be backfilled with structural fill per Drawing #3. Sloped backfill will result in higher lateral loading, if sloped fills are planned, lateral loading should be analyzed by this office. Adjacent foundations may affect lateral earth loading dependent on proximity. Lateral earth pressures from adjacent structures are not accounted for here.

Lateral loads may be resisted by friction between the footing base and supporting soil and lateral bearing pressure against the sides of the footings. Design parameters recommended are a **coefficient of friction of 0.45** at the footing base and a **lateral passive bearing pressure of 350 psf per foot of depth if compacted fills are carefully placed and tested.**

For foundation or stem walls restrained from movement such that active earth pressures will not be allowed to develop, an at-rest equivalent fluid pressure of **60 PCF** is appropriate. For foundation or stem walls with active earth pressure loading, an equivalent fluid pressure of **40 PCF** is appropriate.

The Mononobe-Okabe (M-O) equations are often used to estimate dynamic forces against retaining walls. The M-O analysis is theoretically derived using active earth pressure conditions. Although there is debate about the theoretical applicability of this methodology to restrained or rigid walls, the method has been used for many years for the seismic design of such walls. The performance record of underground walls during earthquakes has generally been good. Appropriate parameters for the M-O analysis are: 1) soil unit weight 135 pounds per cubic foot, 2) Internal Friction Angle= 34°. The more limiting case, at-rest or active seismic pressure, shall be utilized in the structural design of restrained or rigid retaining walls.

Shoring, Underpinning, Excavation Slopes

Shoring will be required for excavations occurring near property lines. Stabilizing underground utilities, adjacent foundations, excavation slopes, and other features may be required. Loads and location of the foundation elements of all adjacent structures and infrastructure should be thoroughly researched and understood by project designers. Utility locations should be thoroughly researched and understood by project designers

Shoring and underpinning design and construction is typically delivered by specialty design-build contractors. Soil nail and soldier pile walls are most commonly utilized for deep excavation shoring. Shoring and underpinning designs should be performed by engineers licensed in Wyoming with experience in this type of work. Shoring and underpinning should be performed by experienced geotechnical contractors.

Conservatively assigned soil properties appropriate for shoring and underpinning design based on soil properties found the borings. Shoring designers are responsible for designs that address all aspects of shoring designs and are responsible for determining if additional investigations are necessary for adequate shoring design.

Table 1: Soil Properties for Shoring and Underpinning

Soil Type:	Dense to Very Dense Gravels w/Cobble
Moist Unit Weight (γ) =	135
Cohesion (c) =	25
Effective Friction Angle (ϕ') =	35

Interior Slabs-On-Grade

Interior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of clean pea gravel or WYDOT Grade GR or equivalent compacted to a minimum of 95% of maximum density as determined by ASTM D 698, 2) 12 inches of structural fill, 3) native subgrade compacted to >95% of Standard Proctor maximum density. Where suitably dense gravels are found at subgrade, structural fill thickness may be reduced if approved by this office.

Concrete slab-on-grade control joints should be saw-cut as early as possible. Nelson Engineering recommends the use of a soft cut system, which allows saw cutting as soon as the concrete can support foot traffic. Successful crack control is dependent upon proper joint spacing. Control joints should be placed in accordance with current Portland Cement Concrete Paving Association guidelines.

Sidewalks and Exterior Slabs

Sidewalks and exterior concrete slabs for foot traffic shall be placed upon a minimum of 3 inches of ¾-inch minus crushed gravel placed on 6 inches of structural fill. Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill. Where suitably dense gravels are found at subgrade, structural fill thickness may be reduced if approved by this office. All fill material within 2

feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

Roadway and Parking Lot Sections

The section given here is based on providing a stable surface for construction traffic and will provide a satisfactory final paved section based on the assumed traffic loading. Design traffic loading is estimated as no traffic data is available. The section given may be reduced where competent gravel subgrades is encountered consultation with this office.

PAVEMENT SECTION COMPONENTS	
Asphalt	3 inches
Grade GR Crushed Aggregate Compacted to 95% Max. Per ASTM D698	4 inches
6 inch minus Clean Pit Run Structural Fill subbase	8 inches
Subgrade Compacted to >95% of Standard Proctor	

*See Discussion above

Construction Observation and Testing

The recommendations provided in this report are based on subsurface conditions disclosed by the investigation and our general experience in the project area. Interpolated subsurface conditions should be verified in the field during construction. The following items shall be conducted prior/during construction by a representative of Nelson Engineering (NE) in order to verify compliance with the geotechnical and civil engineering recommendations provided herein, as applicable. The project structural and geotechnical engineers may upgrade any condition as deemed necessary during the development of the proposed improvements.

- Review of final approved grading and structural plans prior to the start of work for compliance with geotechnical recommendations.
- Attendance of a pre-grade/construction meeting prior to the start of work.
- Observation of keyways, subgrade and excavation bottoms.
- Testing of any fill placed, including retaining wall backfill.
- Observation of footing excavations prior to steel placement and removal of excavation equipment.
- Field observation of any "field change" condition involving soils.
- Walk through of final drainage detailing prior to final approval.

The project soils engineer may at their discretion deepen footings or locally recommend additional steel reinforcement to upgrade any condition as deemed necessary during site observations. Nelson Engineering shall, prior to the issuance of the certificate of occupancy, issue in writing that the above inspections have been conducted by a representative of their firm, and the design considerations of the project soils report have been met. The field inspection protocol specified herein is considered the minimum necessary for NE to have exercised due diligence in the soils engineering design aspect of this building. NE assumes no liability for structures constructed utilizing this report not meeting this protocol.

Before commencement of grading Nelson Engineering will require a separate contract for quality control observation and testing. A minimum of 48 hours' notice is required to mobilize onsite for field observation and testing.

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access will be difficult during wet periods due to soft and loose subgrades. During wet conditions, conditions will deteriorate. A protracted period of wet conditions can be expected during and after seasonal snowmelt. **Placement of imported gravels supported by geotextiles and/or geogrid may be required to provide construction access and to provide platforms for equipment during wet periods.** Utility trenches will encounter groundwater at shallow depths. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, a minimum of 6 inches of material shall be stripped and removed. Beneath all footings, a minimum of 1 foot of material shall be stripped and removed. All organic material, deleterious undocumented fill, and debris shall be removed regardless of depth below the surface. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.
- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials shall be at the proper moisture content prior to compaction and shall contain no frozen soil.
- Native subgrade shall be compacted with vibratory equipment appropriate for the soil types. Where soft and loose or over moist areas are encountered that do not improve with repeated compactive effort, replace native soils with structural fill.
- Moisture shall be prevented from saturating clay containing subgrades and bearing soils during construction. Measures to prevent moisture infiltration include grading during construction to drain storm water from exposed excavations. In the event that moisture has been allowed to infiltrate and soften subgrade or bearing soils, excavation and backfill operations should cease and not resume until Nelson Engineering approves the moisture and density conditions of the soils.
- **Structural Fill** shall consist of Clean Rock Fill or Crushed Concrete, or gravels (USCS classification GW or GP).
Gravels shall have the following characteristics: 6-inch maximum particle size with no more than 40% greater than 2" and no more than 5% fines passing the #200 sieve. Structural fill shall be placed in layers of not more than 8 inches in thickness. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be

taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction.

Crushed Concrete shall meet the gradation requirements of gravels and shall be free of all debris and rebar. Proposed gradation, source, and compaction methods shall be submitted to Nelson Engineering for approval prior to use.

Clean Rock fill consisting of hard durable crushed or screened rock of 3/4"-4" size. Proposed gradation, source, and compaction methods shall be submitted to Nelson Engineering for approval prior to use.

Crushed Concrete and Clean Rock fill compaction testing shall consist of proof rolling with loaded rubber-tired equipment observed and approved of NE. Crushed Concrete and Clean Rock may be used beneath the water table with approval from NE.

- Safety of construction personnel including safe trenches and excavations are the responsibility of the contractor. Excavations for retaining walls and foundations shall conform to the applicable OSHA and Wyoming safety standards. Excavations and utility trenches shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. Excavations for utilities shall be shored if the proper slope cannot be maintained.
- During earthwork phases of the project, a representative of Nelson Engineering shall be present to observe exposed native soils and fill materials for suitability and consistency. A documented testing program should be conducted to determine that soil compaction is in accordance with requirements.
- Backfill placed against structures (i.e., pipes and walls) shall be of a character and in a manner that will not damage that structure. In no case shall material greater than 6 inches in diameter bear directly on or against these structures. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

GENERAL COMMENTS

Project designers should consult with this office to ensure compliance with this report when project plans are formulated. Additional or supplementary recommendations concerning foundations and earthwork may be required at that time. It is critical that the structural engineer, civil engineer and other project designers review this report.

Monitoring and testing should be performed to verify that suitable materials are used for structural fills and backfills and that fills are properly placed and compacted. Concrete testing and special inspections should be performed prior to and during placement of all concrete to ensure concrete and reinforcing steel bar comply with project plans and specifications.

WARRANTY AND LIMITING CONDITIONS

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Nelson Engineering warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are limited to the conditions observed at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. This report was prepared for use by 245 265 Millward LLC c/o Kaikoa LLC ("Client") and the conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in the report and the contract for professional services between Client and Nelson Engineering ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Consultant may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown, to the Client or Consultant. Neither 245 265 Millward LLC c/o Kaikoa LLC nor Nelson Engineering shall have any liability to or indemnifies or holds harmless third parties for any losses incurred, by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

Philip Gyr, PE
Geotechnical Engineer

GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to N_{160} correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test

U_c : Unconfined compressive strength, Pounds/ft² (PSF)

Pp: Pocket Penetrometer values, Ton/ft² (TSF)

FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.

w: Water content, %

LL: Liquid limit, %

PI: Plasticity index, %

gd: In-situ dry density, lbs/ft³ (PCF)

: Ground water level

SS: Split-Spoon Sample

ST: Shelby Tube Sampler

CS: Cylindrical Brass Lined Sample



Monitoring Well, diagonal hatching indicates screen and sand packed interval

SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

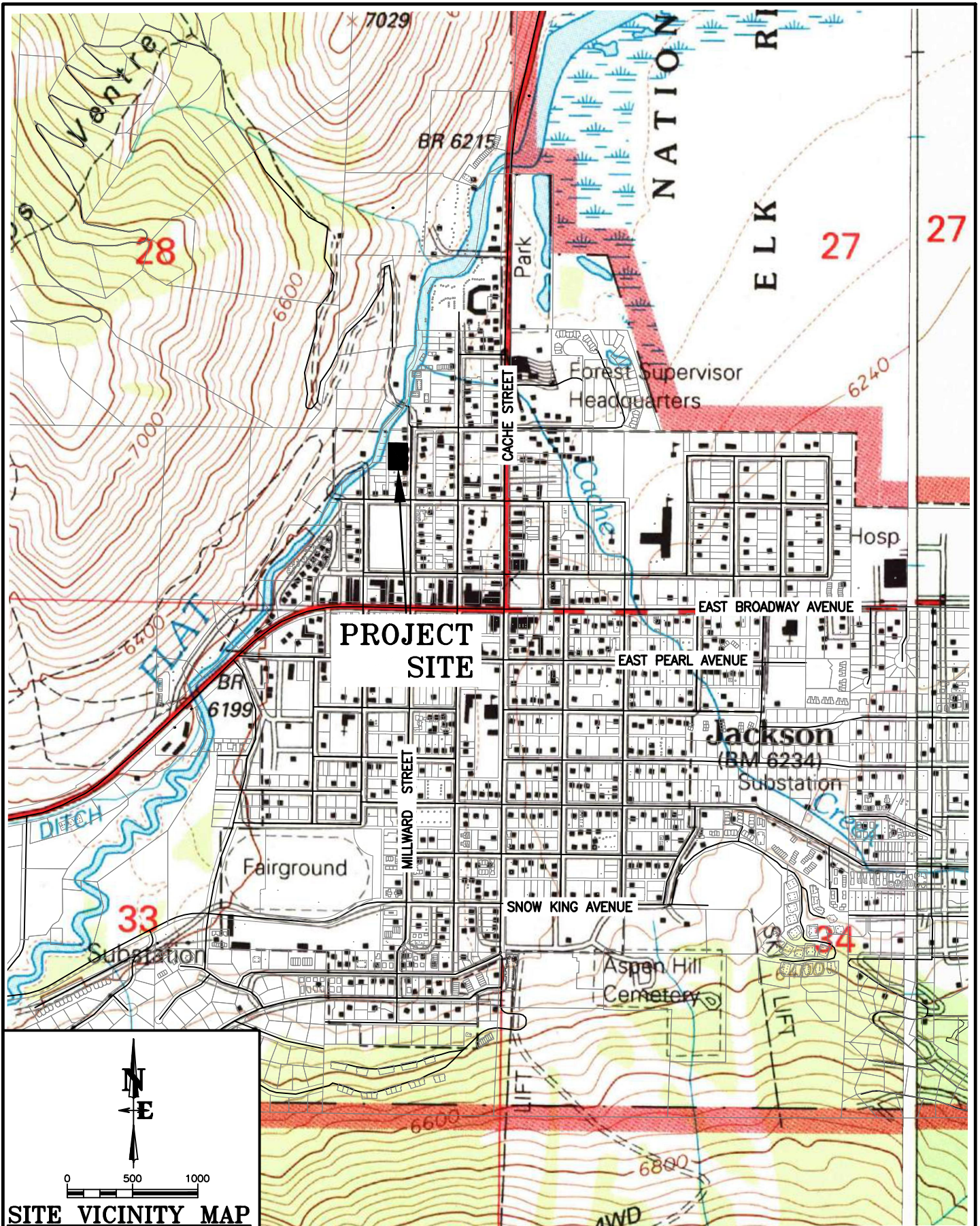
Non-Cohesive Soils		SPT	Cohesive Soils		Pp-(tons/ft ²)
Very Loose		0 - 4	Very Soft		0 - 0.25
Loose		4 - 10	Soft		0.25 - 0.50
Slightly Compact		8 - 15	Medium Stiff		0.50 - 1.00
Medium Dense		10 - 30	Stiff		1.00 - 2.00
Dense		30 - 50	Very Stiff		2.00 - 4.00
Very Dense		50+	Hard		4.00+

PARTICLE SIZE

Boulders:	12 in.+	Coarse Sand:	5 mm(#4)-2 mm(#10)	Silts and Clays: <#200
Cobbles:	12 in.-3in.	Medium Sand:	2 mm(#10)-0.4mm(#40)	
Gravel:	3in.-5mm(#4)	Fine Sand:	0.4mm(#40)-0.075mm(#200)	

APPENDIX

DRAWINGS

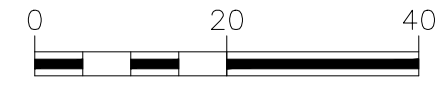


SITE VICINITY MAP

DRAWING NO	TITLE	DATE	2/26/2022	REV.
1	245 & 265 N MILLWARD STREET	SURVEYED	-	
JOB NO	LOTS 3-6, BLOCK 2, JACKSON	DRAWN	AP	
22-020-02	GEOTECHNICAL INVESTIGATION	CHECKED	PG	
		APPROVED	PG	

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



- NOTES:
1. PROPERTY BOUNDARIES, EXISTING SITE FEATURES AND TOPOGRAPHY PER SURVEY BY NELSON ENGINEERING.
 2. BORINGS LOCATED WITHIN ± 3 FEET BY GPS.
 3. FLUSH MOUNT MONITORING WELLS INSTALLED IN BH-2 AND BH-4.

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	2/28/2022	REV.
2	245 & 265 NORTH MILLWARD STREET	BORING LOCATION MAP	SURVEYED	NE	
	LOTS 3 - 6, BLOCK 2, JACKSON		ENGINEERED	AP	
	GEOTECHNICAL INVESTIGATION		DRAWN	AP	
			CHECKED	PG	
			APPROVED	PG	

GRADE AWAY FROM
STRUCTURES 5% MINIMUM
FOR 10' OR PER
APPROVED DRAINAGE PLAN

LAWN AND LANDSCAPE
AREAS 8" TO 10"
FINE-GRAINED SOILS
COMPACTED TO A MINIMUM
OF 90% PER ASTM D-698
STRUCTURAL FILL BENEATH
HARDSCAPES, SLABS, AND
ROADWAYS

FINISHED
GRADE

STRUCTURAL FILL

FOOTINGS & WALLS BY
OTHERS

EXCAVATION
FACE TYP.
FOLLOW
OSHA
REGULATIONS

COMPACTED NATIVE
SUBGRADE OR
STRUCTURAL FILL PER
RECOMMENDATIONS IN
REPORT

FOUNDATION BACKFILL TYPICAL
NOT TO SCALE

DRAWING NO

3

TITLE

245&265 N. MILLWARD

JOB NO

22-020-2

FOUNDATION BACKFILL TYPICAL

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE

3/2/22

REV.

SURVEYED

N/A

DRAWN

PG

CHECKED

PG

APPROVED

PG

BORING LOGS

GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to N_{160} correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test

U_c : Unconfined compressive strength, Pounds/ft² (PSF)

Pp: Pocket Penetrometer values, Ton/ft² (TSF)

FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.

w: Water content, %

LL: Liquid limit, %

PI: Plasticity index, %

gd: In-situ dry density, lbs/ft³ (PCF)

: Ground water level

SS: Split-Spoon Sample

ST: Shelby Tube Sampler

CS: Cylindrical Brass Lined Sample



Monitoring Well, diagonal hatching indicates screen and sand packed interval

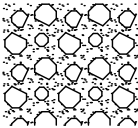
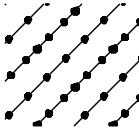
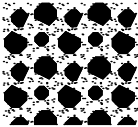
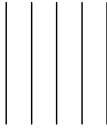
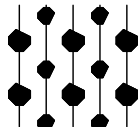
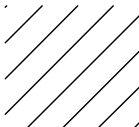
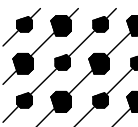
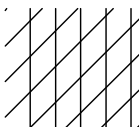
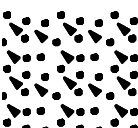
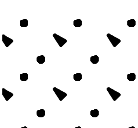
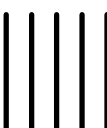
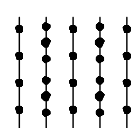
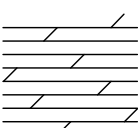
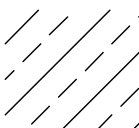
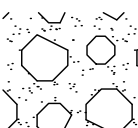
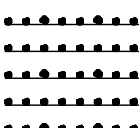
SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils		SPT	Cohesive Soils		Pp-(tons/ft ²)
Very Loose		0 - 4	Very Soft		0 - 0.25
Loose		4 - 10	Soft		0.25 - 0.50
Slightly Compact		8 - 15	Medium Stiff		0.50 - 1.00
Medium Dense		10 - 30	Stiff		1.00 - 2.00
Dense		30 - 50	Very Stiff		2.00 - 4.00
Very Dense		50+	Hard		4.00+

PARTICLE SIZE

Boulders:	12 in.+	Coarse Sand:	5 mm(#4)-2 mm(#10)	Silts and Clays: <#200
Cobbles:	12 in.-3in.	Medium Sand:	2 mm(#10)-0.4mm(#40)	
Gravel:	3in.-5mm(#4)	Fine Sand:	0.4mm(#40)-0.075mm(#200)	

SOIL GRAPHICS

<i>GW</i>		<i>SC</i>	
<i>GP</i>		<i>ML</i>	
<i>GM</i>		<i>CL</i>	
<i>GC</i>		<i>ML-CL</i>	
<i>SW</i>		<i>OL</i>	
<i>SP</i>		<i>MH</i>	
<i>SM</i>		<i>CH</i>	
<i>BEDROCK</i>		<i>OH</i>	
<i>COBBLES/BOULDERS</i>		<i>PT</i>	

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

PROJECT NAME: 245 & 265 NORTH MILLWARD STREET	DRILL HOLE No. BH-1	PAGE: 1 OF 2
DATE STARTED / FINISHED: 2/14/2022	DRILLER: IME	
LOGGED BY: PRUETT	DRILL TYPE: TRUCK-MOUNTED MOBILE B57	
BOREHOLE LOCATION/ELEVATION: SEE BOREHOLE LOCATION MAP	HOLE DIAMETER: 7" O.D. HSA (HOLLOW STEM AUGER)	
	HAMMER TYPE: 140# AUTOMATIC	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
							<i>This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.</i>						
							FILL TO ~1' B.G.S.						PARKING LOT, ASPHALT G.S.
		1											BIT GRINDING BELOW ASPHALT-1'
		10											
		2					1.5'-3.0' FROZEN, BROWN SILT WITH SAND AND GRAVEL, TOPSOIL, ~15% GRAVEL, NO PINHOLE VOIDS, NO ROOTS, GRAVEL LODGED IN TIP OF SPLIT SPOON			69			SMOOTH DRILLING 1'-3'
		12											MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 3'-18.5'
		19											14 MINUTES TO DRILL FROM 5'-10'
		3											
		4											
		5					5.0'-6.5' DRY, BROWN GRAVEL WITH SAND AND SILT, POORLY-GRADED, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE			57			
		5											
		13											
		6											
		19											
		7											
		8											
		9											
		10					10.0'-11.5' SAME AS ABOVE, MEDIUM DENSE						
		5											
		7											
		11								27			8 MINUTES TO DRILL FROM 10'-15'
		12											
		13											
		14											SATURATED SOILS IN TIP OF CENTER DRILL BIT AT 15'
		15					GROUNDWATER AT 14.5' DURING DRILLING						
		10					15.0'-16.5' SOIL AS ABOVE, SATURATED, VERY DENSE						4 MINUTES TO DRILL FROM 15'-19'
		27								71			
		16											
		24											
		17											
		18											MODERATE SMOOTH DRILLING FROM 18.5'-20.75'
		19											
		4					19.0'-20.5' 0"-5" MOIST, OLIVE GREEN SILTY SAND, COMPLETELY WEATHERED SANDSTONE, GRAVELS IN TOP 1". 5"-10" MOIST, DK GRAY CLAY, COMPLETELY WEATHERED CLAYSTONE, PP=2.5-3.5 TSF, VERY STIFF						
		5											
		10								19			
		20											
		21											

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **245 265 MILLWARD LLC
JACKSON, WYOMING**

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK									
		22						24.0'-25.5' MOIST, GRAY SANDSTONE, COMPOSED OF POORLY-GRADED FINE SAND, SALT AND PEPPER GRAINS, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, VERY DENSE B.O.H. = 25.5'						HARD, SMOOTH DRILLING FROM 20.75'-BOH 6 MINS TO DRILL FROM 19'-24' BOREHOLE CAVED TO 13.1' AFTER HSA REMOVAL
		23												
		24	8											
		25	15								63			
		25	39											
		26												
		27												
		28												
		29												
		30												
		31												
		32												
		33												
		34												
		35												
		36												
		37												
		38												
		39												
		40												
		41												
		42												
		43												
		44												

PROJECT NAME: 245 & 265 NORTH MILLWARD STREET	DRILL HOLE No. BH-2	PAGE: 1 OF 2
DATE STARTED / FINISHED: 2/14/2022	DRILLER: IME	
LOGGED BY: PRUETT	DRILL TYPE: TRUCK-MOUNTED MOBILE B57	
BOREHOLE LOCATION/ELEVATION: SEE BOREHOLE LOCATION MAP	HOLE DIAMETER: 7" O.D. HSA (HOLLOW STEM AUGER)	
	HAMMER TYPE: 140# AUTOMATIC	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			SAMPLE ID	RECOVERY %	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK									
								FILL TO ~1.5' B.G.S.						PARKING LOT, ASPHALT G.S.
		1												
		2	7			BH2-1	89	2.0'-3.5' FROZEN, BROWN SILT WITH SAND AND GRAVEL, TOPSOIL, ~15% GRAVEL, NO PINHOLE VOIDS, NO ROOTS			51			MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM BELOW ASPHALT-23.5'
		3	11			2" SS								
		4	13											
		5	11			BH2-2	83	4.5'-6.0' DRY, GRAY/BROWN GRAVEL WITH SAND AND SILT, POORLY-GRADED, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE			102			
		6	29			2" SS								
		7	27											8 MINUTES TO DRILL FROM 4.5'-9.5'
		8												
		9												
		10	9			BH2-3	67	9.5'-11.0' SAME AS ABOVE, MOIST TO SATURATED, SATURATED SOILS IN TIP OF SPLIT SPOON			61			
		11	16			2" SS								5 MINUTES TO DRILL FROM 9.5'-14.5'
		12	24					GROUNDWATER MEASURED AT 11.3' ON 2/15/2022						
		13												
		14												FASTER DRILLING THROUGH SATURATED GRAVELS FROM 13'-23.5'
		15	8			BH2-4	83	14.5'-16.0' 0"-3" SAND AND GRAVEL HEAVE			56			
		16	21			2" SS		3"-15" SAME AS ABOVE, SATURATED, GRAVEL LODGED IN TIP OF SPLIT SPOON						
		17	19											
		18												4 MINUTES TO DRILL FROM 14.5'-19.5'
		19												
		20	17			BH2-5	133	19.5'-21.0' 0"-12" SAND AND GRAVEL HEAVE			81			
		21	30			2" SS		12"-24" SAME AS ABOVE						
		22	31											

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
		22											5 MINUTES TO DRILL FROM 19.5'-24.5'
		23											MODERATE TO HARD, SMOOTH DRILLING FROM 23.5'-BOH
		24											
		25	6				24.5'-26.0' 0"-2" HEAVED SAND						
		26	13				2"-13" DRY, GRAY SANDSTONE, POORLY-GRADED, FINE SAND, SALT AND PEPPER GRAINS, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, DENSE			34			
		27	16										
		28											
		29											
		30	6				29.5'-31.0' 0"-7" MOIST GRAY SILTSTONE, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, PP>4.0 TSF						10 MINUTES TO DRILL FROM 24.5'-29.5'
		31	10				7"-13" MOIST, GRAY/DK GRAY CLAYSTONE, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, PP>4.0 TSF, MEDIUM DENSE			29			
		32	17				B.O.H. = 31.0'						
		33					MONITORING WELL CONSTRUCTION: LENGTH OF PIPE = 29' (1.5"Ø PVC, FLUSH MOUNTED) SLOTTED EVERY 6" FROM 9.6' TO 29.6' PIPE STICKUP = -0.6'						
		34											
		35											
		36											
		37											
		38											
		39											
		40											
		41											
		42											
		43											
		44											

PROJECT NAME: 245 & 265 NORTH MILLWARD STREET	DRILL HOLE No. BH-3	PAGE: 1 OF 2
DATE STARTED / FINISHED: 2/15/2022	DRILLER: IME	
LOGGED BY: GYR/MOLLOY	DRILL TYPE: TRUCK-MOUNTED MOBILE B57	
BOREHOLE LOCATION/ELEVATION: SEE BOREHOLE LOCATION MAP	HOLE DIAMETER: 7" O.D. HSA (HOLLOW STEM AUGER)	
	HAMMER TYPE: 140# AUTOMATIC	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY %	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
							MATERIAL DESCRIPTION						
							FILL TO ~1.5' B.G.S.						PARKING LOT, ASPHALT G.S. ROCKY DRILLING, MOD. COBBLES TO 2'
							FROM 2.0'-3.5', FROZEN, BROWN SILT WITH SAND AND GRAVEL, TOPSOIL						SMOOTH DRILLING FROM 2'-3.5'
							5.0'-5.8' DRY TO MOIST, LT GRAY GRAVEL WITH SAND AND SILT, POORLY-GRADED, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE			>50			MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 3.5'-7'
							10.0'-11.5' SAME AS ABOVE			107			SMOOTH DRILLING OCCASIONAL GRAVELS FROM 11.5'-13'
							15.0'-16.5' SAME AS ABOVE			69			SLOW, HARD DRILLING WITH CONSTANT BIT GRINDING FROM 13'-17'
							GROUNDWATER ENCOUNTERED BETWEEN 16.5' AND 20' DURING DRILLING						SMOOTH, MODERATE DRILLING FROM 17'-19'
							20.0'-21.5' SAME AS ABOVE, SATURATED			69			MODERATE DRILLING WITH BIT GRINDING FROM 19'-22'

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **245 265 MILLWARD LLC
JACKSON, WYOMING**

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
		22					25.0'-26.5' SLIGHTLY MOIST, GRAY SANDSTONE, POORLY-GRADED, FINE SAND, SALT AND PEPPER GRAINS, HIGHLY TO COMPLETELY WEATHERED, FRIABLE, DENSE						SMOOTH, MODERATE TO HARD DRILLING FROM 22'-26'
		22											
		23											
		24											
		25	7										
		26	12			BH3-5 2" SS 89	30.0'-31.5' SAME AS ABOVE, VERY DENSE			32			SMOOTH, HARD DRILLING BELOW 26'
		26	17										
		27											
		28											
		29											
		30	18										
		31	27			BH3-6 2" SS 89							
		31	36							65			
		32											
		33											
		34											BORING CAVED TO 17.6' AFTER HSA REMOVAL
		35											
		36											
		37											
		38											
		39											
		40											
		41											
		42											
		43											
		44											
							B.O.H. = 31.5'						

PROJECT NAME: 245 & 265 NORTH MILLWARD STREET	DRILL HOLE No. BH-4	PAGE: 1 OF 2
DATE STARTED / FINISHED: 2/15/2022	DRILLER: IME	
LOGGED BY: MOLLOY/PRUETT	DRILL TYPE: TRUCK-MOUNTED MOBILE B57	
BOREHOLE LOCATION/ELEVATION: SEE BOREHOLE LOCATION MAP	HOLE DIAMETER: 7" O.D. HSA (HOLLOW STEM AUGER)	
	HAMMER TYPE: 140# AUTOMATIC	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			SAMPLE ID	RECOVERY %	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK			MATERIAL DESCRIPTION						
								FILL TO ~1.5' B.G.S.						PARKING LOT, ASPHALT G.S.
		1												
		2												
		3												
		4												
		5	25					5.0'-6.5' SLIGHTLY MOIST, GRAY/LT BROWN GRAVEL WITH SAND AND SILT, POORLY-GRADED, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE			144			SLOW, HARD DRILLING WITH CONSTANT BIT GRINDING FROM BELOW ASPHALT-23.5'
		6	33			BH4-1	78							
		7	50			2" SS								11 MINUTES TO DRILL FROM 5'-10'
		8												
		9												
		10	12					10.0'-11.5' SAME AS ABOVE, GRAVEL LODGED IN TIP OF SPLIT SPOON			97			8 MINUTES TO DRILL FROM 10'-15'
		11	38			BH4-2	89							
		12	28			2" SS								FASTER DRILLING WITH BIT GRINDING FROM 12'-13.5'
		13						GROUNDWATER MEASURED AT 13.5' ON 2/15/2022, ~2 HOURS AFTER DRILLING						
		14												
		15	18					15.0'-16.5' SAME AS ABOVE, SATURATED, GRAVEL LODGED IN TIP OF SPLIT SPOON			74			
		16	29			BH4-3	72							
		17	25			2" SS								
		18						17.0'-18.0' SAME AS ABOVE, DENSE			43			
		19	13			BH4-4	100							
		20	35			3" DM								
		21						20.0'-21.0' MOIST, LT BROWN/GRAY SANDSTONE, POORLY-GRADED, FINE SAND, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, MEDIUM DENSE			23			SMOOTH, MODERATE TO HARD DRILLING FROM 19.5'-BOH
		22	11			BH4-5	83							
		23	17			3" DM								

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
		22					25.0'-26.5' SAME AS ABOVE, VERY DENSE						SMOOTH, MODERATE TO HARD DRILLING FROM 19.5'-BOH
		23											
		24											
		25											
		26					B.O.H. = 26.5'						
		27											
		28					MONITORING WELL CONSTRUCTION: LENGTH OF PIPE = 24.5' (1.5"Ø PVC, FLUSH MOUNTED) SLOTTED EVERY 6" FROM 11.3' TO 26.3' PIPE STICKUP = -0.8'						
		29											
		30											
		31											
		32											
		33											
		34											
		35											
		36											
		37											
		38											
		39											
		40											
		41											
		42											
		43											
		44											

PROJECT NAME: 245 & 265 NORTH MILLWARD STREET	DRILL HOLE No. BH-5	PAGE: 1 OF 2
DATE STARTED / FINISHED: 2/15/2022	DRILLER: IME	
LOGGED BY: MOLLOY/PRUETT	DRILL TYPE: TRUCK-MOUNTED MOBILE B57	
BOREHOLE LOCATION/ELEVATION: SEE BOREHOLE LOCATION MAP	HOLE DIAMETER: 7" O.D. HSA (HOLLOW STEM AUGER)	
	HAMMER TYPE: 140# AUTOMATIC	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	RECOVERY %	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED			MATERIAL DESCRIPTION						
		1					SURFICIAL DEPOSITS ARE FROZEN DK BROWN TO DK BROWN SILT TOPSOIL TO ~3'						GRASSY LAWN AREA BEHIND RESIDENCE AT 245 N MILLWARD
		2	7		BH5-1	83	2.0'-3.5' 0"-9" DRY, LT BROWN SILT, WHITE CALCAREOUS STRINGERS			78			SMOOTH DRILLING 0'-3'
		3	10		2" SS		9"-15" DRY, LT BROWN SILTY GRAVEL, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE						SLOW, HARD DRILLING WITH CONSTANT BIT GRINDING FROM 3'-20'
		4	28										
		5	50		BH5-2	100	5.0'-5.5' SAME AS SILTY GRAVEL ABOVE			>50			DRILLING THROUGH 12" COBBLE AT 6'-7'
		6			2" SS								10 MINUTES TO DRILL FROM 5'-10'
		7											
		8											
		9											
		10	17		BH5-3	78	10.0'-11.5' DRY, LT BROWN GRAVEL WITH SAND, ROUND TO ANGULAR AND FRACTURED GRAVELS, FILGC, VERY DENSE			60			
		11	26		2" SS								
		12	15										
		13											
		14											
		15	9		BH5-4	83	15.0'-16.5' SAME AS ABOVE, POORLY-GRADED FINE SAND LENS FROM 6"-9"			108			
		16	45		2" SS								
		17	38										
		18											
		19											
		20	6		BH5-5	100	20.0'-21.0' MOIST, LT BROWN SANDSTONE, POORLY-GRADED, FINE SAND, HIGHLY TO COMPLETELY WEATHERED, WEAK TO FRIABLE, MEDIUM DENSE			15			HARD, SMOOTH DRILLING FROM 20.0'-BOH
		21	13		3" DM								

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **245 265 MILLWARD LLC
JACKSON, WYOMING**

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
		22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44											
			35				25.0'-26.0' SAME AS ABOVE, VERY DENSE			92			HARD, SMOOTH DRILLING FROM 20.0'-BOH
			50			BH5-6 2" SS	100						BOREHOLE CAVED TO 20.4' AFTER HSA REMOVAL
							B.O.H. = 26.0'						

APPENDIX II – STORMWATER RUNOFF CALCULATIONS

MILLWARD STREET APARTMENTS STORMWATER RUNOFF CALC'S

22-020
12/21/2022
JK

PRE-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)=	8,969	
C-VALUE =	0.9	
S =	33%	
L (ft) =	25	
tc (min) =	0.56	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)=	12,636	
C-VALUE =	0.9	
S =	2%	
L (ft) =	150	
tc (min) =	3.40	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT^2)	6,469	
C-VALUE =	0.3	
S =	2%	
L (ft) =	130	
tc (min) =	12.67	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

Total Time of Conc., Tc =	16.07	min (paving + landscaping)
Composite Cc =	0.76	
Total Area, At =	28,074	ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM	
DURATION, T _d (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Intensity (from table above)	1.85	in/hr
Initial Flow Rate, Q_i (cfs) =	0.91	cfs at tc = 16.07 min.

$$Q_i = C_c * I * A_t / (43200)$$

where,		
Composite Cc =	0.76	
Intensity, I =	1.79	in/hr at T _d = 16.07 min.
Total Area, A _t =	28074	ft^2

Nelson Engineering
Jackson Wyoming

MILLWARD STREET APARTMENTS STORMWATER RUNOFF CALC'S

22-020
12/21/2022
JK

POST-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)	21893	
C-VALUE =	0.9	
S =	2%	
L (ft) =	37	
tc (min) =	1.74	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

HARDSCAPES & DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)	0	
C-VALUE =	0.9	
S =	2%	
L (ft) =	0	
tc (min) =	0.00	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

LAWN CALCULATIONS

LAWN AREA (FT^2)	0	
C-VALUE =	0.3	
S =	2%	
L (ft) =	0	
tc (min) =	0.00	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

Tc for Conveyance Pipe 0.61 min.

Total Time of Conc., Tc = 2.49 min
Composite Cc = 0.90
Total Area, At = 21893 ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM	
DURATION, T _d (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Nelson Engineering
Jackson Wyoming

MILLWARD STREET APARTMENTS STORMWATER RUNOFF CALC'S

22-020
12/21/2022
JK

Intensity (from table above) 3.34 in/hr
Final Flow Rate, Q_f (cfs) = 1.52 cfs at t_c = 2.49 min.

$$Q_f = C_c \cdot I \cdot A_t / (43200)$$

where,

Composite C_c = 0.90

Intensity, I = 2.98 in/hr at T_d = 2.49 min.
Total Area, A_t = 21893

Post and Pre-Development Diff = 0.61 cfs 273 gpm

Calculate Required Storage (V_d)

EQUATIONS:

$$Q_d = C_c \cdot I \cdot A_t / (43200)$$
$$V_d = (Q_d - Q_i) \cdot ((Q_d - Q_i) / Q_f \cdot T_d) \cdot 60$$

Where,

Composite C_c = 0.90
Intensity, I = 2.98 in/hr
Total Area, A_t = 21893 ft²
Final Flow Rate, Q_d (cfs) = 1.52 cfs at t_c = 2.49 min.
Initial Flow Rate, Q_i (cfs) = 0.91 cfs at t_c = 16.07 min.
Duration, T_d = 2.49 (min)
Storage Volume = 37.0 ft³, or 300 gal.
Gal./Ft for 4' Dia. Manhole 94.0 gal. ft

Design Manhole to detain 2 X required storage, or 600 gal., or manhole depth of 6 ft of storage.

Stormwater/washdown water from the covered parking is believed to be minimal (<10 gpm) - Sand-Oil-Separator sized accordingly.

Nelson Engineering
Jackson Wyoming

APPENDIX III – WATER AND WASTEWATER CALCULATIONS

MILLWARD STREET APARTMENTS
ESTIMATED WATER DEMANDS

22-020
12/21/2022
jk

Domestic Water Flows

Description of Improvements:

Total fixtures for 2 Offices, 2 Retail Spaces, 2 Commercial Spaces, 2 Laundry Facilities, and 52 units totaling 75 bedrooms.

Estimating Domestic Max. Demand

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures

Assume Average Residential Fixture Value (AWWA M2)

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8	64	512
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2		0
Kitchen Sink (1/2" connection)	3	52	156
Kitchen Sink (3/4" connection)	7		0
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4		0
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7		0
Shower Head (shower only)	4	0	0
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7		0
Urinal (pedestal flush valve)	35		0
Urinal (wall or stall)	12		0
Urinal (trough. 2-ft unit)	2		0
Wash Sink (each set of faucets)	4	68	272
Water Closet (flush valve)	35		0
Water Closet (tank type)	3	68	204
Dishwasher (1/2" connection)	5	52	260
Dishwasher (3/4" connection)	10		0
Washing Machine (1/2" connection)	5	23	115
Washing Machine (3/4" connection)	12		0
Washing Machine (1" connection)	25		0
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10	4	40
Hose 1/2" (50ft length - wash down)	6		0
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
Total Fixture Units			1559

Nelson Engineering
Jackson, Wyoming

Base on Fixture Count of 394, using the lower line in Fig. 4.4 for Motels, the estimated Maximum Water Demand is 70 gpm. Assume irrigation will take place outside hours of normal domestic use (night) and will be less than 30 gpm.

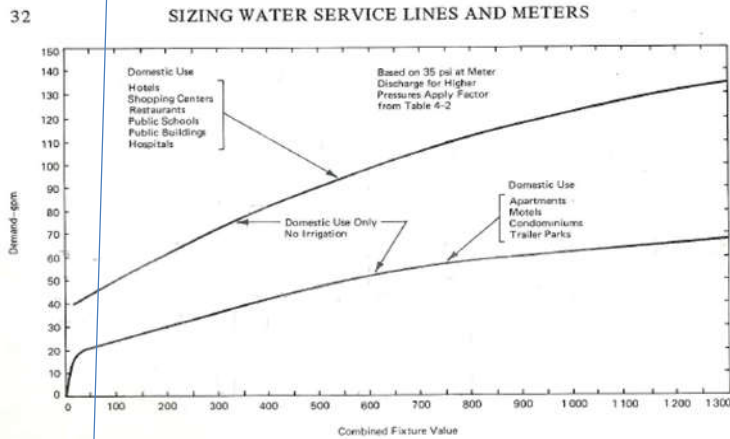


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range

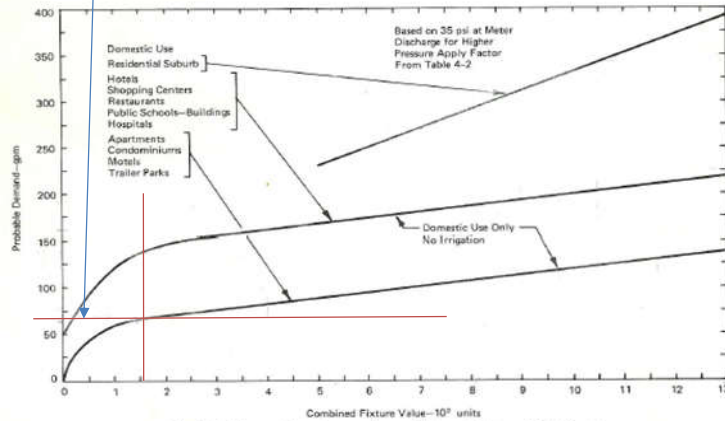


Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

Calculate Demands Based on Estimated System Pressure

Est. Max. Demand 70 gpm

Table 4.2 (for pressures other than 35 psi)

Design Pressure	Factor
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

Apartment
Complex

Est. Pressure (psi)	62.7	psi
Max. Instantaneous Demand @ Est Pressure	96.70	gpm

Max. day = domestic sewer flow pl

MILLWARD STREET APARTMENTS
WATER SERVICE SIZING

22-020
12/21/2022
jk

Pressure in Building @ Max. Demand

First Floor Elevation	6218.9	ft
Third Floor Elevation	6238.9	ft
TOJ Static Pressure (first flr)	67.0	psi
TOJ Static Pressure (third flr)	58.3	psi
Fire Flow (per Mech.)	500.0	gpm
Maximum Flow	96.70	gpm
Total Flow (Dom. + Fire)	596.70	gpm

PIPE SEGMENT	LENGTH (FT)	FLOW RATE (GPM)	FLOW RATE (CFS)	Pipe O.D. (in)	Pipe Type	Pressure Rating (psi)	Inside Dia. (in)	Inside Dia. (ft)	Velocity (fps)
L1	60	596.7	1.330	6	DIP	-	6.00	0.500	6.771

PIPE SEGMENT	Velocity Head (ft)	Ks-Factor	Ks/d	Kinematic Viscosity	Reynolds, Re	Minor Losses, hm (ft)	Friction Losses, hf (ft)	Total Losses (ft)	Friction Loss per L.F. (ft)
L1	0.712	0.000279	0.000558	1.92E-05	175971.4	0.80	1.65	2.45	0.0275
Total:								2.45	

Solver

	Set to Zero (Colebrook Eqn)	By Solving For (Friction Factor)
L1	-2.54E-07	0.019

Available Pressure at Building **61.6** **psi**

PIPE SEGMENT L1

MINOR LOSSES (hm)

Pipe Fittings	Number of Fittings	K-Value	Total	Total	Minor Loss (ft)
6" dia. 90 deg. Elbow	1	0.45	0.45	0.20	0.14
6" dia. Inlet		0.78	0	0.00	0.00
6" dia. Outlet		1	0	0.00	0.00
6" Gate Valve	1	0.12	0.12	0.01	0.01
6" Plug Valve		0.27	0	0.00	0.00
RPZ		12	0	0.00	0.00
6" dia. Tee (thru flow)	1	0.3	0.3	0.09	0.06
6" dia. Tee (thru branch)	1	0.9	0.9	0.81	0.58
Total:				1.1	0.80

Nelson Engineering
Jackson, Wyoming

MILLWARD STREET APARTMENTS
WATER SERVICE SIZING

20-020
12/21/2022
jk

Pressure in Building @ Max. Demand

First Floor Elevation	6218.9	ft
Third Floor Elevation	6238.9	ft
TOJ Static Pressure (first flr)	67.0	psi
TOJ Static Pressure (third flr)	58.3	psi
Maximum Flow	96.70	gpm

PIPE SEGMENT	LENGTH (FT)	FLOW RATE (GPM)	FLOW RATE (CFS)	Pipe O.D. (in)	Pipe Type	Pressure Rating (psi)	Inside Dia. (in)	Inside Dia. (ft)	Velocity (fps)
L1	60	96.7	0.215	6	DIP	-	6.00	0.500	1.097
L2	25	96.7	0.215	4	DIP	-	4.00	0.333	2.469

PIPE SEGMENT	Velocity Head (ft)	Ks-Factor	Ks/d	Kinematic Viscosity	Reynolds, Re	Minor Losses, hm (ft)	Friction Losses, hf (ft)	Total Losses (ft)	Friction Loss per L.F. (ft)
L1	0.019	0.000279	0.000558	1.92E-05	28518.8	0.01	0.06	0.06	0.0009
L2	0.095	0.000033	0.000098	1.92E-05	42778.2	23.15	0.16	23.30	0.0062
Total:								23.37	

Solver

	Set to Zero (Colebrook Eqn)	By Solving For (Friction Factor)
L1	-2.18E-07	0.025
L2	0.00E+00	0.022

Available Pressure at First Floor **56.9** **psi**

Available Pressure on Third Floor **48.2** **psi**

PIPE SEGMENT L1

MINOR LOSSES (hm)

Pipe Fittings	Number of Fittings	K-Value	Total	Total	Minor Loss (ft)
6" dia. 90 deg. Elbow	1	0.45	0.45	0.20	0.00
6" dia. Inlet		0.78	0	0.00	0.00
6" dia. Outlet		1	0	0.00	0.00
6" Gate Valve	1	0.12	0.12	0.01	0.00
6" Plug Valve		0.27	0	0.00	0.00
RPZ		12	0	0.00	0.00
6" dia. Tee (thru flow)	1	0.3	0.3	0.09	0.00
6" dia. Tee (thru branch)		0.9	0	0.00	0.00
Total:			0.3	0.3	0.01

PIPE SEGMENT L2

MINOR LOSSES (hm)

Pipe Fittings	Number of Fittings	K-Value	Total	Total	Minor Loss (ft)
4" dia. 90 deg. Elbow	3	0.34	1.02	0.35	0.03
4" dia. 45 deg. Bend	0	0.27	0	0.00	0.00
RPZ	1	12	12	144.00	13.63
2" Meter	1	10	10	100.00	9.47
4" dia. Tee (thru flo)	1	0.34	0.34	0.12	0.01
4" dia. Tee (thru branch)	0	1.02	0	0.00	0.00
4" dia. Gate Valve	2	0.14	0.28	0.04	0.00
Total:			244.5	244.5	23.15

Nelson Engineering
Jackson, Wyoming

MILLWARD STREET APARTMENTS
SEWER DESIGN FLOWS

22-020
 12/21/2022
 JK

BASED ON WYOMING DEQ DESIGN FLOW RATES IN CH. 11 TABLE

STRUCTURE	DESC.	QNTY	WW RATE	UNIT	SOURCE	WW FLOW
Existing (Demo)						
South Residence	Bedrooms	3	130	gpd/bed	DEQ Chapt. 25	390 gpd
Hotel	Bedrooms	17	140	gpd/bed	DEQ Chapt. 25	2380 gpd
Proposed						
Studio Apartments (1-bed \ 39 units each)	Bedrooms	39	120	gpd/bed	DEQ Chapt. 25	4680 gpd
Apartment (2-bed \ 13 units each)	Bedrooms	26	120	gpd/bed	DEQ Chapt. 25	3120 gpd
Commercial/Retail Space (1-bath \ 2 units each)	Patrons	200	10	gpd/Patron	DEQ Chapt. 25	2000 gpd
Office Space (1-bath \ 2 units each)	Employees	4	120	gpd/emp.	DEQ Chapt. 25	480 gpd

TOTAL EXISTING WASTEWATER PRODUCTION	2770 gpd
FLOW	1.92 gpm

TOTAL PROPOSED MAX. WASTEWATER PRODUCTION	10280 gpd
FLOW	7.14 gpm
AVERAGE DAY FLOW	6168 gpd
PEAK HOUR FLOW	643 gph

EXISTNG PEAK FLOW	19 gpm
FUTURE PEAK INSTANTANEOUS FLOW	100 gpm

Nelson Engineering
 Jackson, Wyoming

MILLWARD STREET APARTMENTS
SEWER SERVICE SIZING

12/21/2022
JK
22-020-02

Max. WW Flows in Proposed 6-inch Sewer Collector

Upstream Manhole Inv. Elev. 6220.65 ft
Downstream Manhole Inv. Elev. 6218.75 ft
Distance Between Manholes 150 ft

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	6	in
Flow, Q	100	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	1.000%	%

Flow, Q	0.223	cfs
Pipe Dia, ID,	0.500	ft
Pipe Area, A	0.063	ft^2
Pipe Per, P	0.641	ft
Normal Depth, YN	0.179	ft
Theta	146.9	deg
Top Width, T	0.48	ft

Manning's Eqn	1.7955E-07	-
Theta	2.565	rad

Normal Depth, YN	2.15	in
Velocity	3.53	ft/s
% Full	32.1	%

Nelson Engineering
Jackson, Wyoming

MILLWARD STREET APARTMENTS
EXISTING MAIN - REMAINING CAPACITY ANALYSIS

12/21/2022
JK
22-020-02

Analysis for Wastewater Contribution to Existing Main

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	12	in
Flow, Q	100	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	0.370%	%
Flow, Q	0.223	cfs
Pipe Dia, ID,	1.000	ft
Pipe Area, A	0.096	ft^2
Pipe Per, P	0.877	ft
Normal Depth, YN	0.180	ft
Theta	100.5	deg
Top Width, T	0.77	ft

Manning's Eqn	6.E-07	-
Theta	1.754	rad

Normal Depth, YN	2.16	in
Velocity	2.31	ft/s
% Full	12.3	%

Remaining Capacity of TOJ Sewer Main

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	12	in
Flow, Q	1504	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	0.370%	%

Flow, Q	3.351	cfs
Pipe Dia, ID,	1.000	ft
Pipe Area, A	0.778	ft^2
Pipe Per, P	2.777	ft
Normal Depth, YN	0.967	ft
Theta	318.2	deg
Top Width, T	0.36	ft

Manning's Eqn	0	-
Theta	5.554	rad

Normal Depth, YN	11.61	in
Velocity	4.31	ft/s
% Full	99.0	%

PEAK FLOW PROPOSED DEV. 99.9 GPM

REMAINING CAPACITY 1404.0 GPM

% DECREASE IN CAPACITY 7.118%

Nelson Engineering
Jackson, Wyoming

To: Town of Jackson

RE Millward Proposal

As a property owner adjacent to the proposed project referenced, I do not recommend this development proceed in this location.

Any development or change of the North Millward Alley access to existing residences and commercial properties would be encroachment based on the history of ownership and established entrance routes. The alley is rightfully designated as private property and sole access to the current driveways and walkways. No other access should be designated the main entrance from the alley. Main access to the proposed project should be off the commercial route, the existing truck route, a main street.

The realistic consensus of all involved parties should recognize the lack of infrastructure, access and invasion of wildlife habitat for a project such as this at the proposed address. Another concern that all parties should share is to promote landscaping that would be appropriate for a streamside location. The coverage for substantial parking areas should be of organic material as well, asphalt would not promote the natural surroundings.

In addition to violating local property owner's rights of ownership, the concept of using this alley for an increase of vehicle and pedestrian traffic is not viable. For example, there is currently no place for pedestrians to safely pass through this area. Another area of concern that has yet to be addressed is the traffic for the daycare on the south corner of the alley at W Gill St. This is not a safe area to transfer children as it is, let alone adding more traffic.

The Town of Jackson is in possession of the proposed "Flat Creek Mill Works" complete neighborhood master plan. This location is directly west of the proposed project. This plan should be taken into consideration by all parties.

Please see attached comment.

Thank you for your consideration.

John Bickner

On behalf of:

Bickner Properties
Flat Creek Mill Works

Katelyn Page

From: Eugenie Copp <geniecopp@gmail.com>
Sent: Friday, January 6, 2023 2:55 PM
To: Katelyn Page
Subject: "Millward Street Apartments" and Commercial and Retail



Dear Katelyn,

Thank you for your prompt and concise responses to our queries.

The following are comments on the proposed project 22-253 -245-265 N. Millward Street.

The comments of our neighbors are thorough regarding the LDRs and technical aspects of the proposed buildings and we want to thank them for their due diligence. We support their comments.

In our comments we want to address the location of this high density project due to its proximity to the Flat Creek Corridor.

Flat Creek would be a rare resource for any town and truly it has been underappreciated of late by the Town of Jackson.

The Millward Street Apartments would create a negative effect not only on the Flat Creek Flyway as a three story building but its sole access from the alley on the west of the building paralleling Flat Creek would cause disruption to the ecosystem as a pinch point and thus as a whole. It is hard to imagine 50 plus vehicles entering and exiting the complex daily next to the creek.

As the Conservation District knows Flat Creek is part of the "gravel river" that is Jakson Hole.

The borings for this new building have identified an aquifer at this location. Do we want to build on an aquifer? And engineers have also enumerated the seismic fault lines associated with the Flat Creek Fan and the East Gros Ventre Butte Fault which they deem to be "active". Water, cobble and fault line-what could go wrong? Have these findings been incorporated in the design of these apartments satisfactorily? Or is this project one of Dave Love's famous accidents waiting to happen?

What is the status of Flat Creek now?

Shouldn't we continue to protect this vibrant wildlife interface zone that supports Trumpeter swans, kingfisher, ouzels, beaver, otters, moose, deer, ducks of many species, foxes, skunks, coyotes, muskrat, and the black bear that visit our yards in the summer?

In short the Town of Jackson should be planning to enhance protections for, not diminish the Flat Creek Corridor with the current design plan of this building.

Sincerely,
Eugenie Copp
David Dornan

From: noreply@civicplus.com
To: [Town of Jackson Planning Department](#)
Subject: Online Form Submittal: Email Planning & Building
Date: Friday, January 6, 2023 4:02:52 PM



Email Planning & Building

Email Content:

Dear Katelyn Page, Paul Anthony, and the Jackson Planning Commission,

We have only recently become aware of a proposed large set of apartments to be built along Millward Street. Unfortunately, we were not notified by the commission about these plans, nor consulted about our reactions, but what we do know about the possible additions has considerably alarmed us.

Over the last dozen or more years that we've lived here, we have watched the erosion of what used to be a neighborhood. When we first built here, there were five log cabins at the bottom of the hill. Now there are none. The quaint, old Jackson Hole architecture has been replaced by large cube-like buildings that reflect only big-city, high density living with little or no landscaping. Furthermore, there used to be a wonderful mixed community of small apartment buildings, duplexes, and single family dwellings, which has been slowly squeezed out by larger and larger commercial blocks aimed at housing a transient population. In short, the small town atmosphere is being destroyed. The community is being lost.

The Planning Commission needs to review the Comprehensive Plan, the 2020 version will do. Look at what was said about preserving neighborhoods and consider how that set of values is counter to our problem here. The proposed Millward Apartments will be the death knell of the Jones Addition. By the way, this trend has personal meaning for us, since J.R. Jones, after whom the neighborhood was named, was David Dornan's grandfather. His family lived for years in the log house now at the back of the Kudar Motel. He was a member of the second town council, an advocate for Grand Teton National Park and a spokesperson for the Elk Refuge. While we are watching the destruction of this neighborhood, we are also witnessing the erasure of history at the north end of town.

Please vote against the replacement of the Angler Inn with an oversized apartment building that will overwhelm our neighborhood once again with commercial development.

Thank you,
David and Reade Dornan

382 Saddle Butte Drive
Jackson

Your Name:	Reade Dornan
------------	--------------

Your Company Name:	<i>Field not completed.</i>
--------------------	-----------------------------

Your Phone Number:	03077349400
--------------------	-------------

Your Email Address:	dornanreade58@gmail.com
---------------------	--

Your City:	Jackson
------------	---------

Your State:	WY
-------------	----

Your Zip Code:	83001
----------------	-------

Email not displaying correctly? [View it in your browser.](#)

Katelyn Page

From: Diana Welch <dwelch@weimail.com>
Sent: Friday, January 6, 2023 6:39 PM
To: Katelyn Page
Subject: Comments Millward Apartments



Hi Katelyn,

I would like to submit comments on the Millward Street Apartment project on behalf of Lukas Farms LLC which owns property at 385 W. Gill Ave.

We were just notified today by neighbors in the area about the development. We have reviewed the sketch plans, and the development application. We are opposed to what we feel is an overly large and obtrusive building for the neighborhood that does not respect the scale of the surrounding streets. Much like the new Rusty Parrot, all three stories of the building are built directly on the street front. On paper the design looks OK, but in reality, as we watch the Rusty Parrot go up as well as observe other recently constructed buildings in the area, it is completely out of scale. We are not opposed to density and height in the area, but there needs to be some larger setbacks from the lot lines as well as stepping the different height levels. These buildings are like giant blocks and give a very urban feel, completely out of character for the town. We also question using a small alleyway to accommodate all the incoming and outgoing traffic for the units.

We believe that there can be a smarter design that disguises the bulk and size of the building and allows it to blend in better with the neighborhood.

Thank you,

Lukas Farms LLC

(Diana Welch)

We are writing to express our concerns about the Millward Apartment Complex, P22-P53. These are in addition to our prior public comments of 12/23 and are in response to the amended development plan, also submitted 12/23, which we recently noticed on the Planning Department website.

1. The 6' tall transformer located at the northwest corner of the property (part of the building structure per LDR) violates set back requirements along both the northern and western boundaries. The sponsors acknowledge this in their response to Planning Department concerns, offering only that relocating the transformer would "require us to redesign the building completely". As neighbors who will look directly at this structure, we have zero sympathy, particularly since this is one of the few slivers in the project plan that could serve as much needed landscaping along the Millward Alley border. The landscaping previously shown in the landscape plan on both alley corners has been removed and should be restored.
2. We appreciate that the Planning Department encouraged landscaping of the open sides of the parking lot. The applicants have done this by removing the 5' strip of parking garage extending beyond the roofline, which was previously required as exit space for the four spots nearest the sides (spots 1,19,20,37). Those four spaces are now unusable and should be removed from the parking plan. While entering one of those spots might be feasible, exiting will not.
3. The Housing Department has required larger lockers and more circulation space in the parking garage to meet minimum livability standards. Unfortunately, the sponsors have achieved this by making all dimensions in the revised parking plan (already out of compliance with multiple LDR provisions as noted in our first comments) substantially tighter.
 - a. The parking aisle has been reduced from 22'6" (already below town minimum for tuck-under of 24') to 20'2". This is the same aisle that must serve as a turnaround and parking space for delivery vehicles, moving trucks, and potentially emergency services, since the only loading plan for the project is to double park inside the parking garage (if in fact there is sufficient clearance for them to enter the garage).
 - b. The covered parking spots have been reduced in length from the town minimum of 20' to 18'. Consider that the average pick-up truck (perhaps the most common vehicle in Jackson) has a length of 19.8 ft. Allowing for a bit of distance from the wall, it will stick out about 2.5 ft into the aisle. With trucks on both sides of the aisle, effective aisle width drops to about 15 ft. Most vehicles will be unable to turn around if they pull past the "T" but find no spaces. Exiting or entering spots will require many turns.
 - c. The Planning Department has suggested to the sponsors that they apply the more lenient standards of an underground parking garage (established in 1994) to "tuck-under" parking. There appears to be no basis to do so under the LDR.

How did the Planning Department determine that this is (a) allowable under the LDR, and (b) desirable, considering the points noted above?

- d. Underground standards allow for 15% of spots to be compact (rounding up to 6 of the covered spots). What is the possible rationale for permitting two of the 17 uncovered surface parking spots, which back out directly onto Millward Alley, to be compact?
- e. These 8 compact spots¹ will always be last choice, irrespective of vehicle size. In practice, many of these compact spots will remain empty, pushing standard size vehicles onto the street. If parking turns out to be insufficient for residents with standard size vehicles, it is unclear what they will do during winter when no overnight parking is permitted.
- f. The 1994 underground regulations require that vehicles be able to enter or exit any spot in no more than three turns. This would appear to be impossible for large or even average sized vehicles, particularly if there are other large vehicles parked in the lot which functionally reduce aisle width to 15'. How will the Planning Department determine if this width is sufficient?
- g. Twenty spaces have support pillars encroaching into the minimum width. Per the Planning Department's email, the minimum width must reflect these encroachments. This has not been done in the amended plan. It appears that columns are about 2' x 1.5', resulting in an additional 20 "standard" spaces that are now about 9" below minimum width.
- h. The shared parking plan included at the request of the Planning Department is unworkable and will encourage both retail/office users, and occupants of the 2-bedroom restricted parking apartments, to seek parking on the street. In Jackson's tourism-based economy, it is unlikely that the occupants of the 2-bedroom apartments with restricted parking will all work M-F 8:30 – 4:30 and commute by car. Tenants who: A) own cars but walk or take public transportation to work, B) are stay-at-home spouses who need cars, and C) commute by car but work irregular days/hours, will all be forced to park on the street. Retail/office customers are unlikely to go around into the very tight Millward Alley garage to see if one of three shared spaces is available. They will just park on the street. Many businesses in Jackson are open on weekends and/or past 5 pm, when they will add to street parking demand. Finally, the applicants have not responded to the Planning Department's question on how they will handle situations such as a tenant needing to leave for a week but leave their vehicle behind.
- i. The Housing Department has required that each unit have access to at least one space for minimum livability standards. It is not clear how this can happen. As noted above, the three shared spaces will not be viable for most residents of the 2 two-bedroom units with restricted parking. Three additional spaces are dedicated handicapped spaces. If no tenants are handicapped, this leaves 48 spaces for the remaining 50 units. Of these 48, 4 should be removed totally from

¹ The written response to Planning Department questions indicates that there are 7 compact spots but the drawings show 8.

the plan because they are not usable (point 2 above), leaving 44 spaces of which 18 will be compact in width, and 6 compact in length and width. The developers will presumably dedicate 13 full size spots to the short-term rental, further pressuring the ability of the remaining units to have a functional parking spot. These 37 units would then share just 31 parking spots, of which only 6 would be full size.

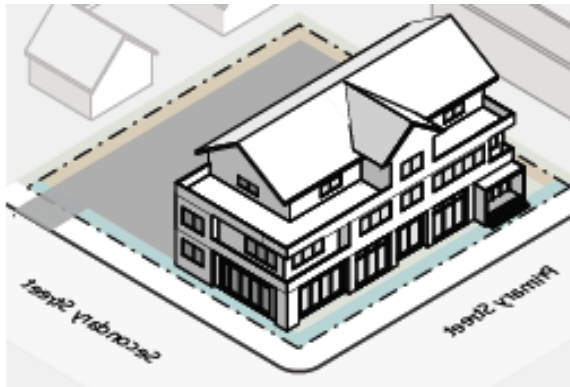
4. The redesign of the project to include substantially more short-term rentals and fewer workforce housing units, as well as all the points noted above, detracts from the applicant's already weak case to get an administrative waiver on the 4 spaces that they acknowledge they lack. The original parking waiver request cited 44 apartments and 6 short term rentals, versus the current proposed 39 apartments and 13 rentals. We presume that anyone visiting Jackson as a short-term tourist will have a vehicle. The applicant's only argument for a waiver is that "many of these employees [the tenants of the apartments] won't own vehicles"; this is both dubious and unsubstantiated. Even if were somehow true, it is offset by the fact that many of the spots proposed won't be functional as noted above.

We are writing to express our concerns regarding the proposed Millward Street apartment complex (Item P22-253) which is being developed across Flat Creek from our house. We are also providing copies of these comments to the Planning Commission and various interested neighbors and community members.

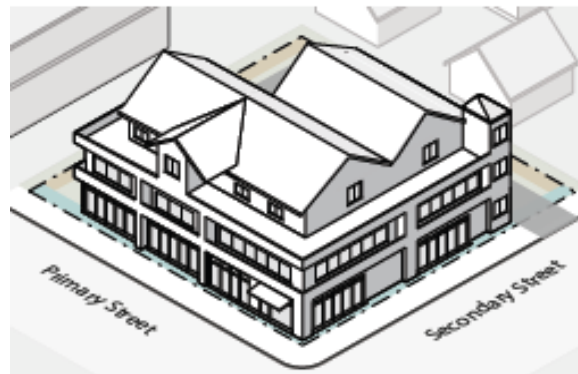
After we requested and reviewed the project plans, our main question was: **“How can a structure as dense as anything in downtown Jackson be built in the Commercial Residential-2 Zone (CR-2)?”**

Per the town’s Land Development Regulations (“LDR”), CR-2 is supposed to serve as **“a transition to lower density residential areas”...“at a scale consistent with residential neighbors and uses”..“with parking screened from view”**. Here are illustrative building prototypes from the LDR for several zones in comparison to the project rendering (note single family homes to left facing exposed parking garage).

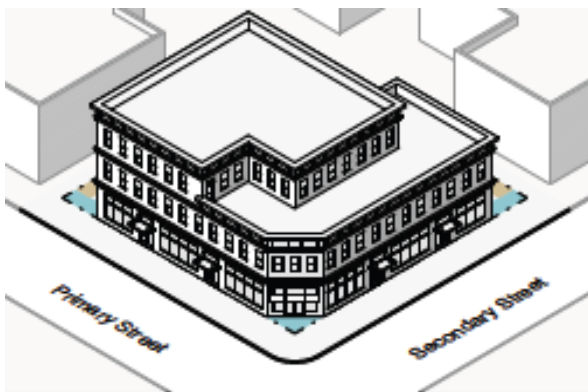
Commercial-Residential 2



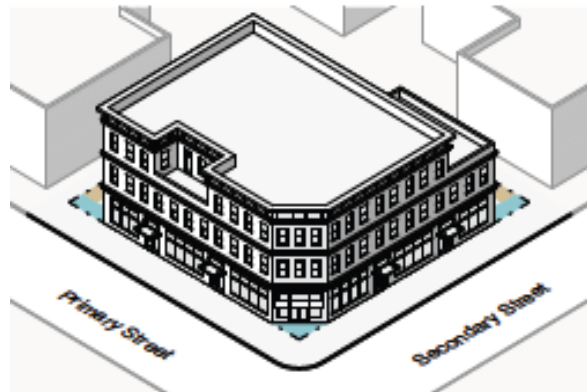
Commercial-Residential 1



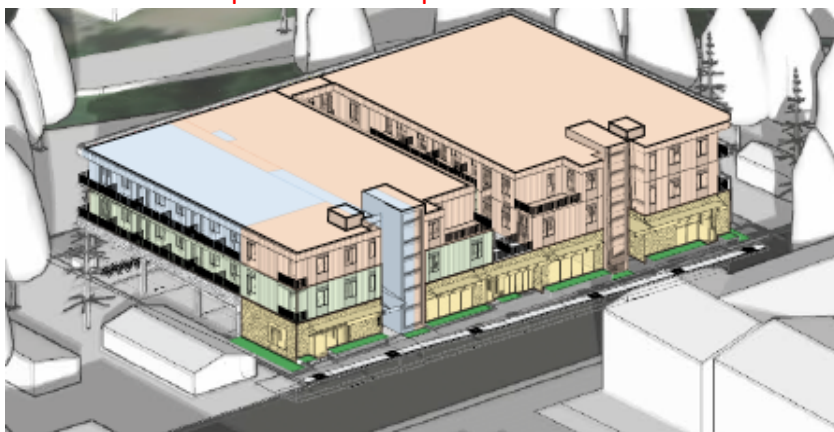
Downtown Core 2



Downtown Core 1



Millward Street Apartment Complex: CR-2 or DC-1?



While the Planning Department notice (received around Thanksgiving) gave us only until December 9 to comment, we were fortunate that review was pushed a month, allowing us time to review both the lengthy project application and the LDR. The reason the project is so at odds with the intent of the LDR is because it violates (or takes aggressive interpretations of) numerous specific provisions of the LDR. Parameters such as landscaping and parking requirements function as critical governors on building size. If these are violated, or allowed to be aggressively interpreted, it is not surprising that the resulting structure is incongruous with the intent of the LDR.

We are sympathetic to the large volume of lengthy applications that the Planning Department and Planning Commission must review. However, we hope that you will take the time to thoroughly review our concerns and further delay the public hearing if necessary. We are aware of concerned neighbors and community members outside the 200 ft notice requirement who have only recently learned of the project. Finally, we are strong supporters of affordable workforce housing and the very thoughtful development plan and policies laid out by the town. We hope that an appropriately scaled-back project in compliance with the LDR can proceed.

Our specific concerns and questions are below. Some may seem pedantic but cumulatively they add up to a project well outside the intent of the LDR and the Town's Comprehensive Plan. We only had time to dig into a few areas such as landscaping and parking and were shocked by the number of potential violations we turned up. A similarly detailed review of other areas would likely raise additional questions.

Project violates Landscape Surface Area Ratio (LSR) requirement: 10% of the gross site area¹ is required to be "landscape surface area". This requirement is purported to be met largely by a sod roof above the interior courtyard and parking garage in the center of the building. While this is a nice feature for the residents (the only ones who will see it), it does not count as Landscape Surface Area per the LDR:

- **Site Development.** *Site development is the area of the site that is physically developed; it is generally the **inverse of landscape surface area**. Site development includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, **parking areas**, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles.*
- **Landscape Surface Area.** *Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. **Any area of a site meeting the definition of site development is not landscape surface area.***

The point of the minimum Landscape Surface Area Ratio is not just to have greenery, but also to restrict the building footprint so that is it consistent with the intent of the LDR and the Jackson/Teton Comprehensive Plan. If the Planning Commission somehow concludes that the roof counts as Landscape Surface Area, there is a separate policy question of whether the Landscaping (actual grass, bushes, and trees required to be placed on the Landscape Surface Area) should count if invisible to the public and residential neighbors. Project renderings are taken from a perspective far above street level and don't address this. Grass and bushes will be invisible to the public. A pedestrian of average height on the west side of Millward, passing by six feet from the courtyard wall will see no trees². A pedestrian on the far side of Millward might see the tops of the first couple of aspen clumps when passing by the midpoint of the building. Car passengers might catch an even smaller flash of treetop when in front of the courtyard.

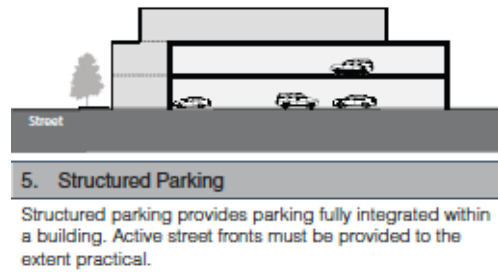
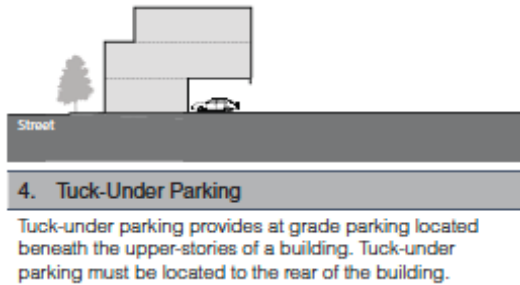
Parking is already below LDR requirements and required a waiver. Parking design (and potentially related provisions on loading, emergency access, and snow removal) violates several LDR provisions.

- **The proposed project application is already short 4 required parking spots** and seeking a waiver from the Planning Commission. The applicants argue that this should be approved because some tenants of restricted workforce housing units might not have cars. Whether this argument is valid or not, we oppose reducing LDR parking requirement which, like landscape surface ratio, serve the intended purpose of limiting building footprint, especially for a project like this which is pushing limits on so many fronts. The waiver request should also be considered in light of the many specific potential violations listed below.

¹ Application incorrectly uses area of proposed structures rather than gross site area as the denominator of LSR, a relatively minor mistake since the virtually the entire property is covered by the structure (LSR compliance drawings, lower left).

² Assuming eye-level of 5.75', 6' from building, 15' first floor height at courtyard, 15' setback of closest trees, pedestrian eyeline will be about 23' above the courtyard roof at nearest trees (as depicted, substantially shorter than 23'): (15/6) x (15-9.75)

- **The project makes extreme use of “tuck-under” parking that may not even be permitted by the LDR.** Except for the fact that the parking garage has been left exposed on all sides except Millward Street, it more closely resembles structured parking (which, while visually and functionally superior, would have counted as gross floor area).



Note that the above definition requires that tuck-under parking be at the **rear** of the building, while approximately one third of the spaces in the parking garage are well within the **front** half of the building. These will be clearly visible from the sides to pedestrians (and extremely close to existing single-family homes).

“Tuck-under” parking extends for almost the full width of the building and beyond to Millward Alley



- **Some proposed tuck-under parking is actually **surface parking** along Millward Alley.** The project application categorizes 100% of parking as “secondary street, tuck-under” requiring no setback. The application states that 2000 square feet of parking (comprising the front half of the 17 spots opening directly to Millward Alley as well as paved turnaround space to the sides) extends beyond the project roofline all the way to Millward Alley. This portion should be considered as surface parking, requiring a 30-foot setback per the LDR, or eliminated.
- **The proposed parking violates four LDR provisions for off-street parking design standards and also raises questions for loading, snow removal and emergency access.** The seventeen 90-degree parking spots referenced above enter directly from Millward Alley, the sole access for other residents and users such as the daycare center. This will create chaos in Millward Alley, which is 20’ wide, below the LDR width requirement for either a parking garage aisle (24 feet: LDR 6.2.5.B.2) or a newly designed alley (25 feet: LDR 7.6.3.G.2). The rear project rendering in the application does not accurately show the parking spots as adjacent to Millward Alley and renderings of cars do not appear to be to scale. Specific violations, as well as some questions, are below:

- 6.2.5.A.3 *Landscape Islands*. *Parking lots shall include landscaped islands to avoid large expanses of asphalt and shall be screened from off-site, or their view substantially filtered by vegetation.* [Parking is unscreened and unlandscaped along three sides and visible to neighbors and the public just south of the project on Millward].
- 6.2.5.B.3: *Backing onto Roads and Public Streets Prohibited*. *Except for parking facilities serving detached single-family residential lots and parking facilities accommodating 4 vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.* [17 spaces back directly onto Millward Alley].
- 6.2.5.B.4: *Traffic Interference Prohibited*. *All off-street parking and loading facilities shall be designed with access to a street or alley in one or more locations which cause the least interference with traffic movements.* [Accessing the 17 Millward Alley spots from an interior parking aisle would cause far less interference].
- According to the diagram in the parking waiver application, the interior parking aisle width is 22.5', below the 24' required under LDR 6.2.5.D.5.
- **Inadequate loading:** LDR 6.2.2.E (Loading) states: "A structure, or a complex of structures, which contains uses that require deliveries or shipments, shall provide loading facilities that are designed so as not to interfere with any emergency or disability access. An application shall address how the specific loading needs of the proposed use are being addressed."

The project application's response is: "Off-Street loading is provided via the access drive isle (18' min. width) located off the alley with turn around access provided via the two parking access isles underneath the building."

With four retail businesses and 52 residences, there will be frequent need for delivery vehicles throughout the day, including UPS, Fedex, Amazon, U-Hauls, and private moving trucks or vans. Since the LDR states that the loading should not interfere with emergency access, where is emergency access expected to occur? The ceiling height appears to be about 10 ft in the parking aisle (not including lights or other fixtures which might lower the effective clearance). From public sources, minimum clearance for these sorts of trucks often exceeds 10 ft. Would it be practical for these large vehicles to turn around in the "T" of the 22.5' parking aisle?

- **Inadequate snow storage:** The project application states regarding snow storage: "Due to the proposed scale of the development, there is very little area on the site which is not covered by roofs or decks. The only area on the site where snow removal will be required is within the last 10 feet of parking spaces adjacent to the alley, which is very minimal. The total area of uncover parking that is required for snow removal is 2,800-SF. Regulations state that 2.5% of required area be used for snow storage. Minimum snow storage required is 70-SF and 100-SF will be provided in the southwest corner. Due to the nature of the development and the proposed amenities, all excess snow will be removed from the site in an expedited manner." The project's unusual design merits snow storage space beyond bare minimum. Snowstorms that occur with wind (a frequent occurrence in Jackson!) would create substantial snowfall inside the garage which would be impractical to remove other than by blowing into neighboring properties. The 5 ft wide strip suggested for snow storage is already occupied by trees and bushes called for in the landscape plan and is wedged between parking spots and the neighbor's driveway and garage.
- **What is the plan for emergency access for firetrucks and ambulances?** We noticed in the Teton County fire code that minimum height requirement for emergency access (which perhaps does not apply here) is 13.5 feet, well short of the height of the parking garage. Reserving some of the parallel spots in front of the building for loading and/or emergency services would be prudent for a facility of this size and appears typical for other large downtown structures.

The Planning Department should clarify the status of the Millward Alley border for zoning purposes and consider whether it is an appropriate vehicle access for the property. Millward Alley is unique within Jackson in that, unlike other alleys, it serves as the **sole** access for residents and related traffic such as deliveries or fire & emergency services—not just a "back yard alley". The project application references Millward Alley as a "secondary street lot line" for some purposes (such as parking and building setbacks) but treats Millward Alley as a "rear lot line" for many other purposes. It was not clear to us from the LDR how Millward Alley should be treated, but we note the following definition from the town's Title 12: "Street" is any street, highway, sidewalk, **alley**, avenue, or other public way, easement, or public grounds in the town.

- **If Millward Alley is a “secondary street lot line”, the project would violate additional LDR provisions.** These includes requirements for third floor setbacks. We presume the Design Review Committee was not asked to evaluate the property’s rear façade, a 42-foot, 3-story structure the full length of Millward Alley without third-floor setbacks or other design elements, other than the exposed parking garage.

The project is within protected environmental habitat and should require an environmental assessment.

The project lies **entirely within “Crucial Habitat”** along the “Flat Creek Enhancement Corridor” as delineated in the most recent Jackson/Teton Comprehensive Plan (Illustrating Our Vision, page IV-19). No determination of whether an environmental assessment is required seems to have been done, other than stating that the project is outside the boundaries of the Natural Resources Overlay (NRO), which start at Flat Creek. The LDR regulations for protected species apply if the project is near or in specified environmental habitat, **whether or not contained within the NRO**. The protected species most clearly impacted are cutthroat trout and trumpeter swans. If the town determines that a formal environmental assessment is not required, we request that the project be reviewed by the Teton County Conservation District to make sure best practices are implemented in both construction and design since it is within sensitive habitat. Relevant LDR regulations are below with our comments in the bullets below.

From LDR: Cutthroat Trout Spawning Areas. *Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within 150 feet of cutthroat trout spawning areas, unless the applicant can demonstrate that it will cause no run-off into the stream and have no detrimental effect on the water quality of the stream where the cutthroat trout spawning area is located, and cause no disturbance which would have a detrimental impact on the spawning, incubation, hatching, or rearing of cutthroat trout.*

- From the town mapping system, the property appears to be within 150 feet of Flat Creek for a couple of hundred feet, with a minimum distance of approximately 75 feet.
- Cutthroat trout clearly spawn in Flat Creek, both generally and in this part of the stream.
 - From the environmental assessment of Karns Meadow Park (half a mile from the project) conducted in 2019 by EcoConnect for the Town and the Land Trust: **Snake River Cutthroat Trout Spawning Habitat** *Snake River cutthroat trout spawning habitat is located in riffles along the Snake River and its tributaries. Inland cutthroat trout species are native to western rivers and streams and have been recognized as a significant species in Teton County (Section 5.2.1.B.3, NRO Definitions). Flat Creek, a major tributary of the Snake River, is mapped by Teton County’s suitable habitat layers as spawning habitat for cutthroat trout. This mapping is largely based on WGFD’s classification of Flat Creek as a Yellow Ribbon stream. A Yellow Ribbon stream is a regionally important stream that is estimated to contain approximately 20-300 pounds of trout per mile (WGFD, 2018). JHLT’s Natural Resources Inventory (Segerstrom & Dittmar, 2003) supports this classification as it identifies Flat Creek through Karns Meadow as a significant trout stream and a fishery of regional importance.*
 - Trout Unlimited and WGFD recently completed a restoration project to enhance spawning habitat in Flat Creek south of town
 - Flat Creek in the Elk Refuge is one of the most important cutthroat fisheries in the county
 - The head of a local conservation organization told us that spawning occurs throughout Flat Creek and that he has witnessed multiple spawning sites throughout the town section of Flat Creek.

The project’s construction plans (and possibly design) would likely need to be modified to comply with the “no run-off” restrictions, particularly during the 2.5 year construction phase. A scaled back project set back from Flat Creek would have an easier time adhering to these regulations.

- The property slopes toward Flat Creek, across Millward Alley, which has no storm drains. The construction plan calls for vehicles to access the site from Millward Alley into a gate that appears to be less than the 20 ft width of the alley, with construction fencing and straw wattle across the rest of the Millward Alley border. How will run-off be prevented from running through the gate? Moreover, it seems impossible for large construction vehicles to make a 90-degree turn from such a narrow road into a narrower gate. A much larger portion of the Millward Alley border will therefore need to remain unfenced with no protective straw wattle, allowing contaminated run-off from the construction site to flow across Millward Alley into Flat Creek.
- Even if stormwater could somehow be prevented from flowing across Millward Alley, there will be none of the stormwater features in place called for in the final design (storage tank for large storms, sand oil separators to treat increased run-off and storm sewers) to safely treat and dispose of run-off during construction. The applicants state only that they “will use best practices on stormwater” during construction.

- In addition to stormwater, the project engineering report lists the following concerns with **groundwater** likely to be encountered during construction:

Construction dewatering discharge may prove problematic as the TOJ will likely not permit discharge to the storm sewer system. Measurement of monitoring water elevation on a regular basis though a full year prior to construction is recommended.

It does **not** appear from the construction schedule that the sponsors are following the advice of the engineering firm and monitoring water elevation for a year before beginning construction.

From LDR: Trumpeter Swan Winter Habitat. *No physical development, use, development option, or subdivision shall occur within trumpeter swan winter habitat, unless the applicant can demonstrate that it can be located within the trumpeter swan winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the winter habitat to the trumpeter swan, or detrimentally affect the potential for survival of the trumpeter swan using the trumpeter swan winter habitat.*

- The same environmental study referenced above establishes Flat Creek as Trumpeter Swan Winter Habitat. We see Trumpeter Swans all the time during the winter on our property. They also use the creek as a flyway as described in the EcoConnect environmental assessment.

Community disruption during construction

Assuming no delays, the project will last for two and a half years, spanning three summers, and will create significant disruption and encroachment, including lane closures and major traffic jams on Millward, the town's sole trucking route and the main route for all thru traffic. West Gill is also subject to traffic jams from thru traffic circumventing the light at Millward & North Broadway, and traffic will further increase with the completion of the Rusty Parrot. An appropriately scaled-back project might allow for a simpler and less disruptive construction plan.

Katelyn Page

From: Peter Holland <peterbholland65@gmail.com>
Sent: Thursday, December 22, 2022 4:46 PM
To: Katelyn Page
Cc: Elisabeth Holland
Subject: Re: Comments on Millward Street Apartments



Hi Katelyn,

Thanks for the quick response. Were you able to email our comments to the planning commission (see prior email)?

We would like to add the following items to our public comment. Can we do that via this email, or would you prefer that I add them to the main document?

1. The interior parking aisle width at the top of the "T" is 22.5', in violation of LDR 6.2.5.D.5, according to the diagram in the parking plan waiver request.
2. The parking plan provides for 9 compact spaces in the interior lot which are well below the minimum parking spot dimensions per LDR 6.2.5.D.1. How are compact spots treated for purposes of the LDR?
3. LDR 6.2.2.E (Loading) states: *"A structure, or a complex of structures, which contains uses that require deliveries or shipments, shall provide loading facilities that are designed so as not to interfere with any emergency or disability access. An application shall address how the specific loading needs of the proposed use are being addressed."*

The project application's response is: *"Off-Street loading is provided via the access drive isle (18' min. width) located off the alley with turn around access provided via the two parking access isles underneath the building."*

With four retail businesses and 52 residences, there will be frequent need for a variety of delivery vehicles throughout the day, including UPS, Fedex, Amazon, U-Hauls, and private moving trucks or vans. Since the LDR states that the loading should not interfere with emergency access, where is emergency access expected to occur? The ceiling height appears to be about 10 ft in the parking aisle (not including lights or other fixtures which might lower the effective height). Is the actual minimum roof height sufficient for these large vehicles? Would it be practical for these large vehicles to turnaround in the "T" of the 22.5' parking aisle?

4. The project application states regarding snow storage: *"Due to the proposed scale of the development, there is very little area on the site which is not covered by roofs or decks. The only area on the site where snow removal will be required is within the last 10 feet of parking spaces adjacent to the alley, which is very minimal. The total area of uncover parking that is required for snow removal is 2,800-SF. Regulations state that 2.5% of required area be used for snow storage. Minimum snow storage required is 70-SF and 100-SF will be provided in the southwest corner. Due to the nature of the development and the proposed amenities, all excess snow will be removed from the site in an expedited manner."* The project's unusual design merits snow storage space beyond the bare minimum required. Snowstorms that occur with wind (a frequent occurrence in Jackson) would create substantial snowfall inside the garage. The small space suggested for snow storage is already occupied by several aspen trees called for in the application and is contiguous with the neighbor's driveway and garage.

5. What is the plan for emergency access for firetrucks and ambulances? Who approves this plan? We noticed in the Teton County fire code that minimum height requirement for emergency access (which perhaps does not apply here) is 13.5 feet, well short of the height of the parking garage.

Reserving some of the parallel spots in front of the building for loading and/or emergency services would be prudent for a facility of this size.

6. As noted in a prior email, separate from the question of whether the green roof can legally be counted as Landscape Surface Area, we note that the Landscaping (sod, bushes and tree) will be invisible to pedestrians on the west side of Millward Street. My back-of-the-envelope calculation indicate that a pedestrian of average height, even if standing 6 feet from the middle of the building, would see the top of the only nearest clump of rooftop aspens only to the extent the trees were above 23 feet. Trees appear considerably shorter than that in the rendering. A pedestrian on the east side of Millward looks like he or she might see the tops of a couple of trees if directly across from the center of the complex. Therefore, while the green roof is a pleasing design feature for those residents who can see it (even if not counted as LSR) it will not be particularly additive to the community.

Best regards and sorry we did not catch these in our initial review.

Peter

From: Katelyn Page <KPage@jacksonwy.gov>

Date: Thursday, December 22, 2022 at 4:06 PM

To: Peter Holland <peterbholland65@gmail.com>

Cc: Elisabeth Holland <elisabethholland5@gmail.com>

Subject: RE: Comments on Millward Street Apartments

That's an easy one to answer. Any Design Review Committee, Planning Commission, or Council member with a conflict of interest on a project recuses themselves from decisions on that projects. Its actually pretty common with a small town and limited number of design professionals!

They typically still sit at the meeting, listen to discussion, but just go on record that they are recusing themselves and not voting (or discussing) a particular project.

From: Peter Holland <peterbholland65@gmail.com>

Sent: Thursday, December 22, 2022 12:57 PM

To: Katelyn Page <KPage@jacksonwy.gov>

Cc: Elisabeth Holland <elisabethholland5@gmail.com>

Subject: Re: Comments on Millward Street Apartments

Katelyn—

One more question to add to our list: do you know what the town or state procedures are for conflicts of interest on the Planning Commission? I noticed that one of the members on the link you sent me is a partner of NorthWorks, the architect for the project, who presumably has a financial and professional interest in seeing the project approved.

Thanks,

Peter

Get [Outlook for iOS](#)